

# Planning Committee (Smaller Applications)

Monday 8 December 2025  
7.00 pm

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

## Supplemental Agenda No.1

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6.	Development Management	1 - 137

### TABLED ITEMS:

Members' pack and addendum report

**Contact** Beverley Olamijulo on 020 7525 7234 or  
email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk) Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 08 December 2025

# Welcome to Southwark Smaller Planning Committee

08 December 2025

## MAIN ITEMS OF BUSINESS

Item 6.1 – 25/AP/1899 Potters Fields Park,  
London, SE1 2SG

Item 6.2 – 25/AP/2840 10 Gallery Road,  
London, SE21 7AB

Item 6.3 – 24/AP/3577 19-49 Bush Road,  
London, SE8 5AP



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingstone



Councillor Sabina Emmanuel



Councillor Nick Johnston



Councillor Sam Foster



Councillor David Parton

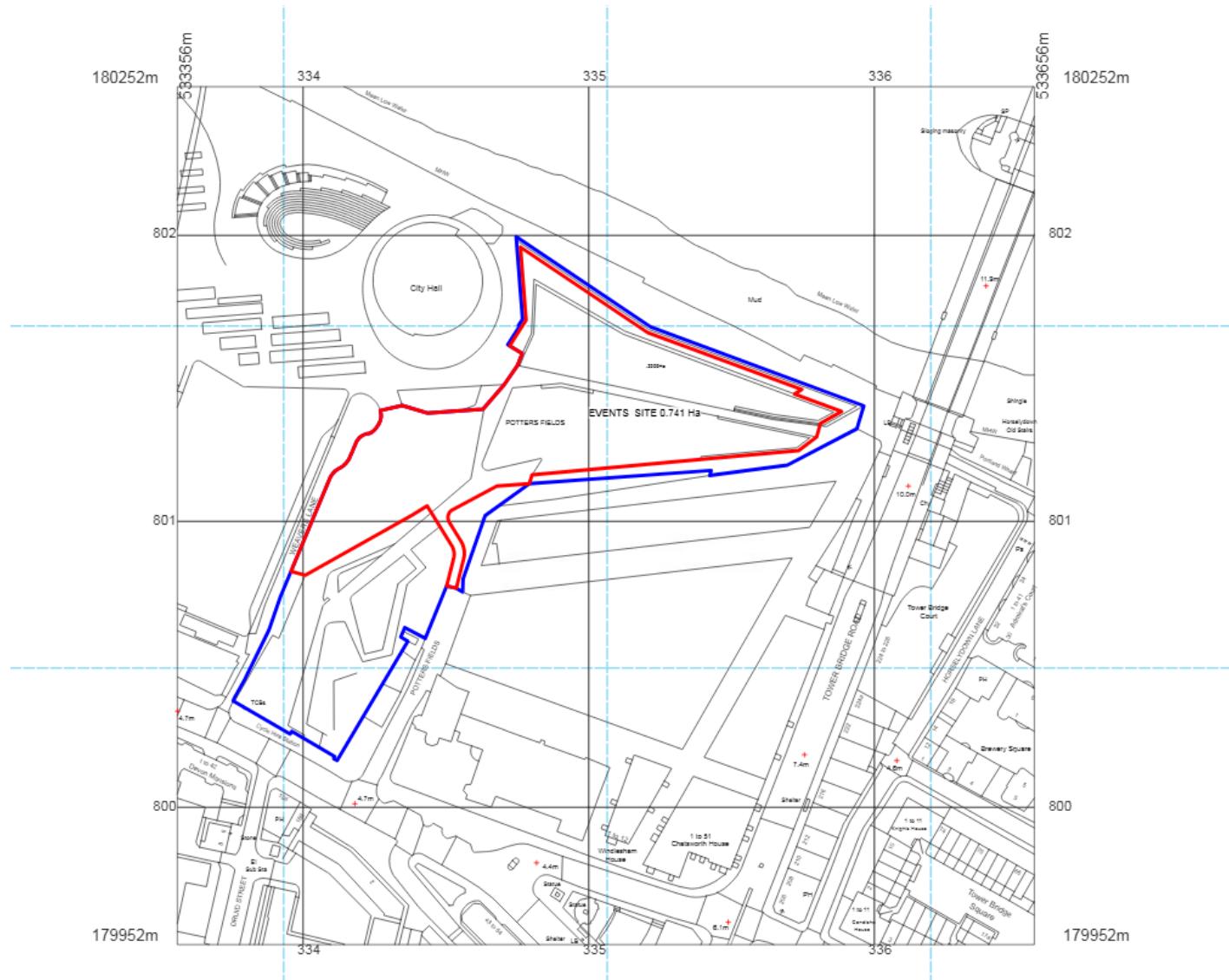
# ITEM 6.1 – 25/AP/1899

## POTTERS FIELDS PARK, LONDON SE1 2SG

Temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 80 days in any one calendar year, for a period of five years.

2

## Site location plan

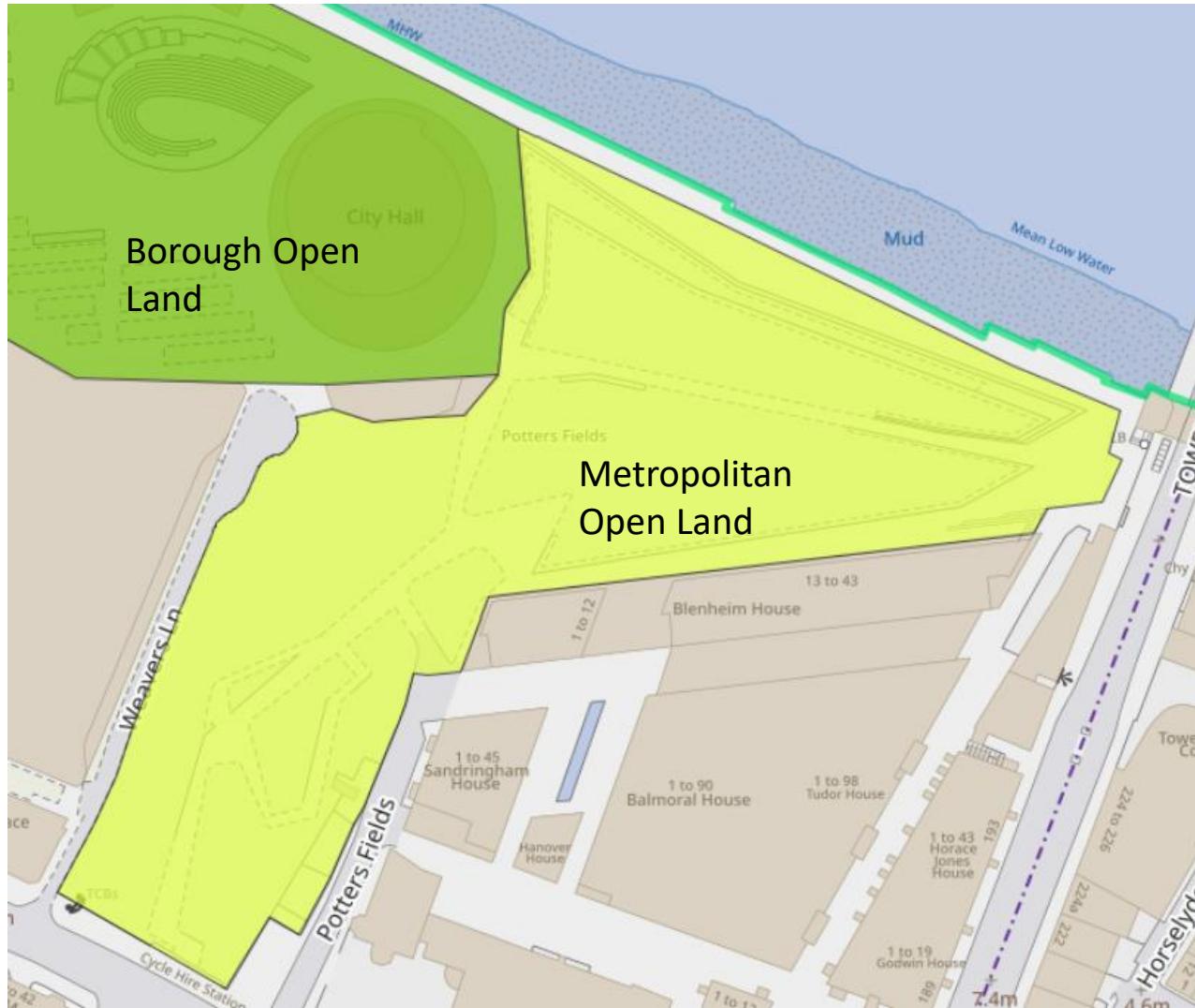


# Aerial view

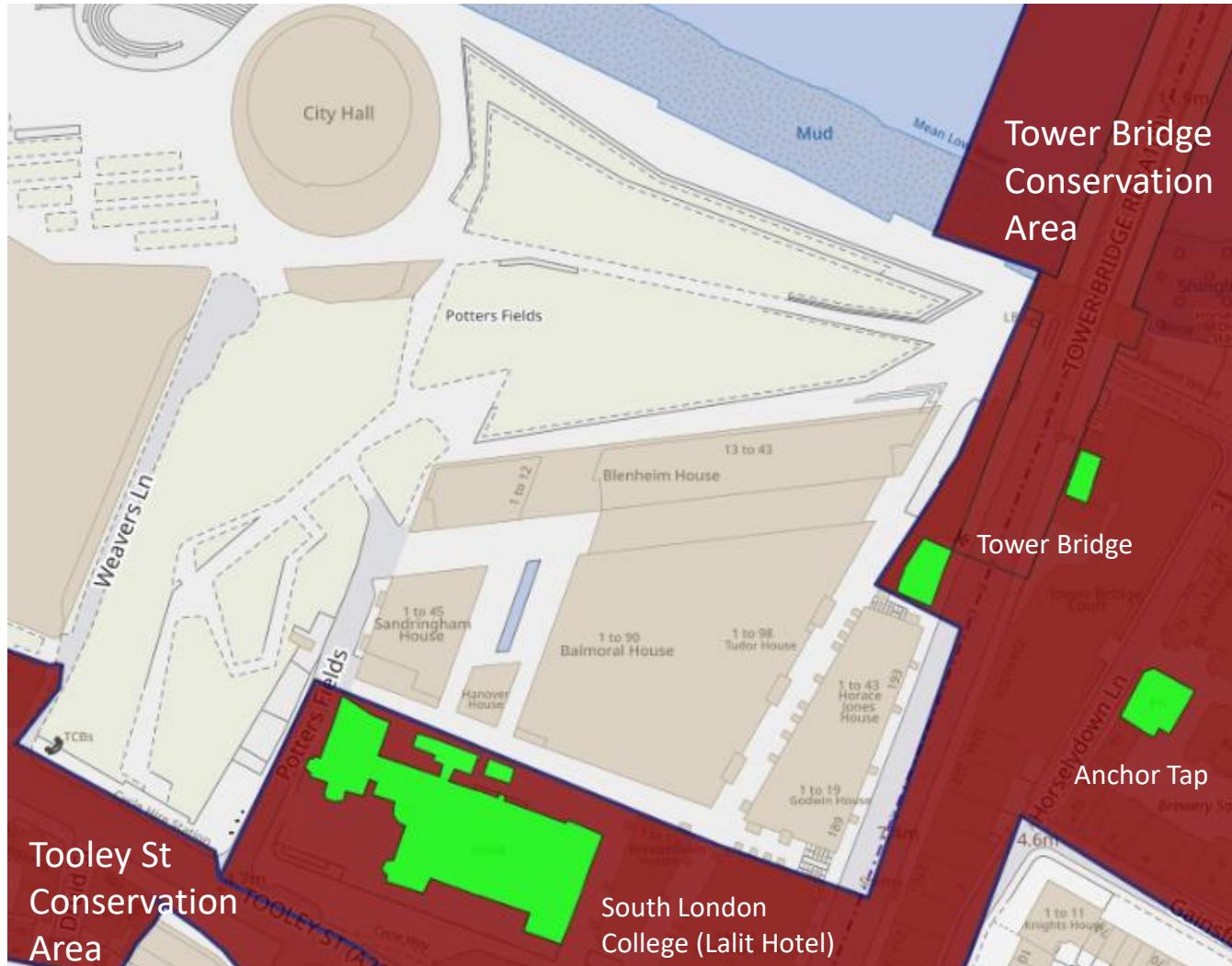


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# Metropolitan Open Land designation



# Heritage assets



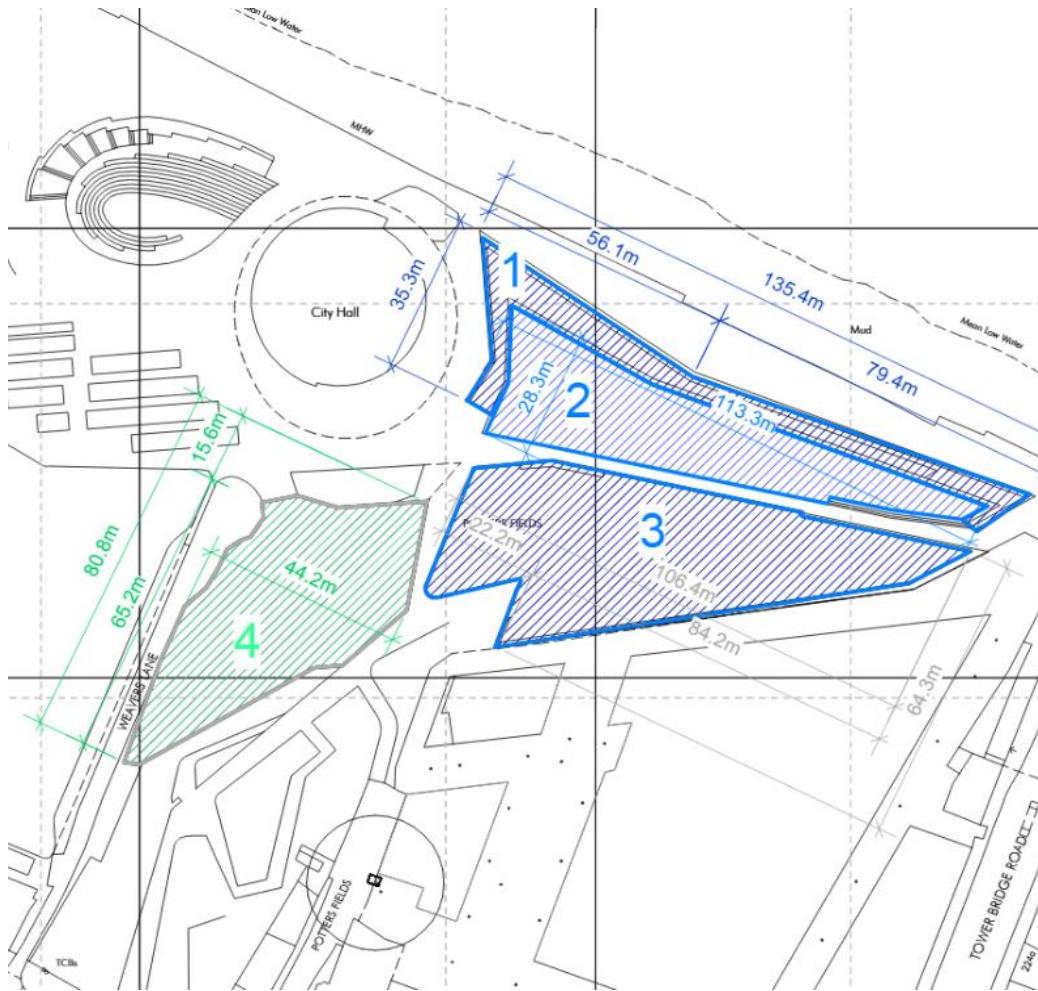
## Planning history

**15/AP/1776** - Temporary use of the open space for events with the erection of associated temporary structures (cumulatively of no more than 800 sq metres) for no more than **66 days** in any one financial year (56 days for events and an additional 10 days for set up and take down of associated structures) for a period of five years. Granted 09 October 2015

**20/AP/0210** - Temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than **75 days** in any one calendar year, until October 9th 2025 (Amendment and renewal of existing temporary consent ref: 15/AP/1776)

Granted 19 June 2020

# Proposed events plan



Four separate event areas:

Lawn 1 = 944 sq. m.  
for up to 80 days

Lawn 2 = 1642 sq. m.  
for up to 80 days

Lawn 3 = 2579 sq. m.  
for up to 80 days

Lawn 4 = 1960 sq. m.  
for up to 31 days

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## Temporary structures

The specific restrictions on temporary structures as follows:

- Total area across must not exceed 800 sq. m.
- Marquees, food stalls, art installations and gazebos to may be up to 4 metres in height above ground level
- Stages and performance structures may be up to 7 metres in height above ground level
- Two-storey structures with internal staircases are not permitted
- Lawns 1-3 may host paid or unpaid events for up to 80 days per calendar year
- Lawn 4 may host paid or unpaid events for up to 31 days per calendar year

## Consultation

The application was initially submitted seeking a 12-year temporary permission.

The following consultation took place:

- Notification letters sent to 745 neighbouring properties on 29 August
- A site notice placed on 28 August
- A publication was placed in the Southwark News on 21 August

3 objections were received raising the following material planning considerations:

- An increase to a change of use for up to 80 days a year is excessive
- The events would impact on neighbouring residents in terms of noise and anti-social behaviour
- The proposal would result in a loss of open space

The application was amended to seek a 5-year temporary permission. **Re-consultation took place on 29 October and no further comments were received.**

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## Principle of development

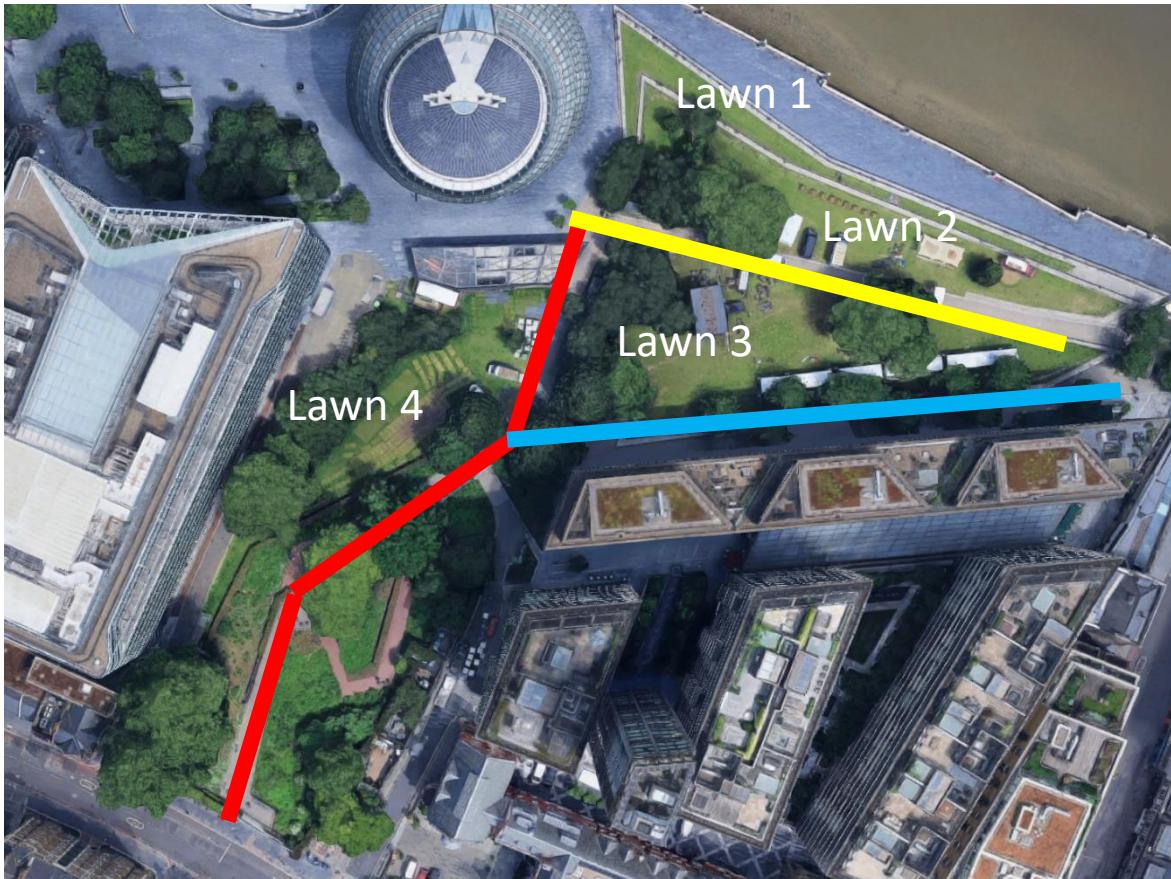
- Since the previous applications were considered (assessed as being a departure from the development plan with very special circumstances), the NPPF was updated in 2024. It now states that development on MOL is inappropriate unless it is a form of development that preserves its openness and does not conflict with the purposes of including land within it
- This means that a change of use can be considered appropriate development on MOL as long as it **preserves the openness** and **does not conflict with the purpose of including land within it**

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# Openness

- Openness is the absence of built form and the degree to which land is free from development, both in a physical and spatial sense
- The physical structures would only be in place for a total of 80 days, with many of these days comprising site setup and takedown activities
- The parameters plan limits the extent of physical structures on site
- The entirety of the park would never be closed at any one time, and it would always remain open to the public

# Openness

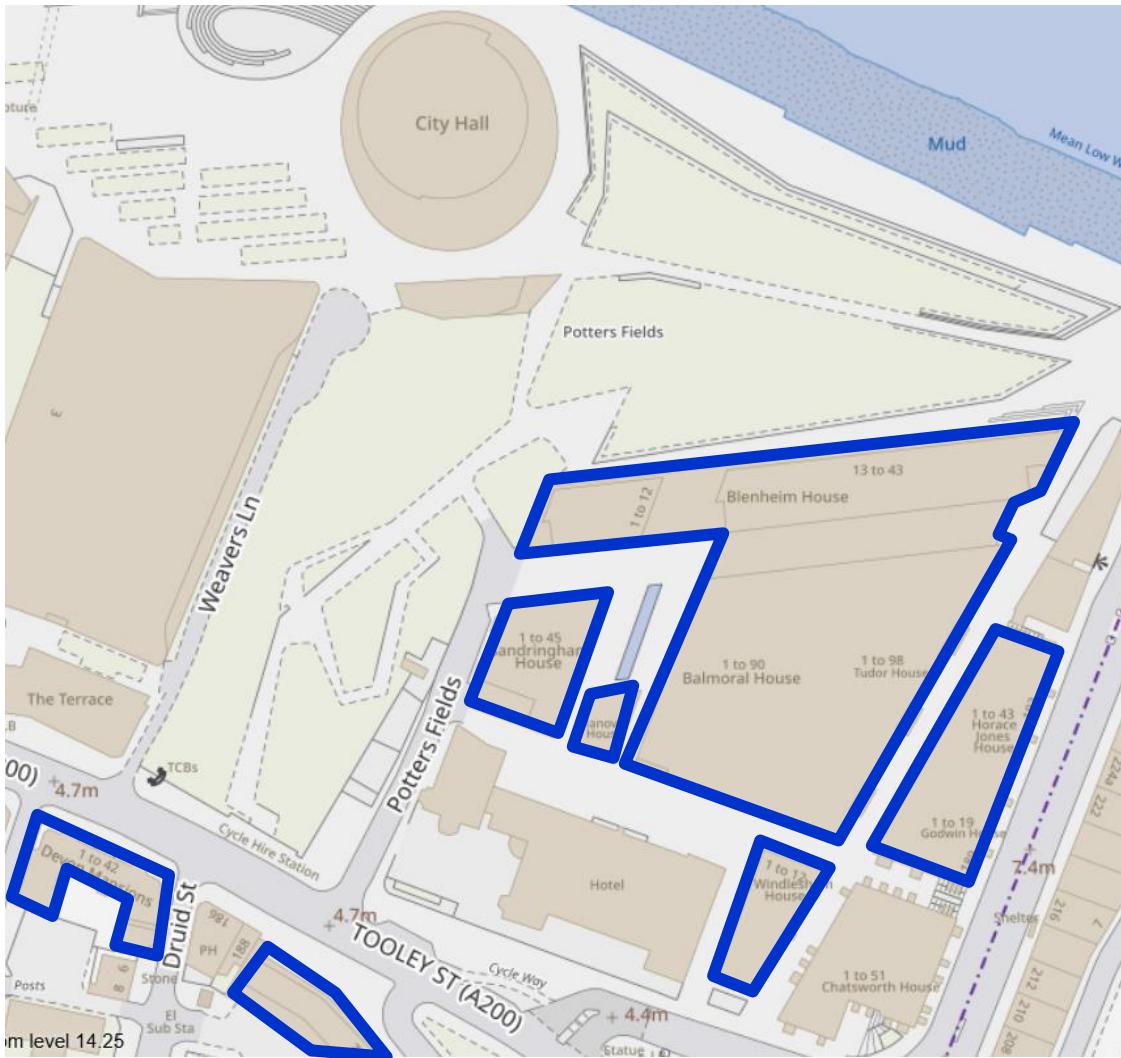


- The red path (main path from Tooley Street) is outside the event area and would remain open at all times
- The blue path (beside the One Tower Bridge development) is outside the event area and would remain open at all times
- The yellow path (central path between Lawns 2 and 3) may be used occasionally during event build periods or for safe crowd management

## Purpose of MOL

- Policy G3 (MOL) of the London Plan supports proposals that improve access to MOL and enhance poorer-quality areas
- Policy P57 (Open Space) of the Southwark Plan highlights that open spaces are vital for residents and visitors, serving purposes such as sport, exercise, relaxation, socialising, nature conservation, food growing and cultural events
- Using the park for events is consistent with the purpose of MOL

# Neighbouring residents – outlined in blue



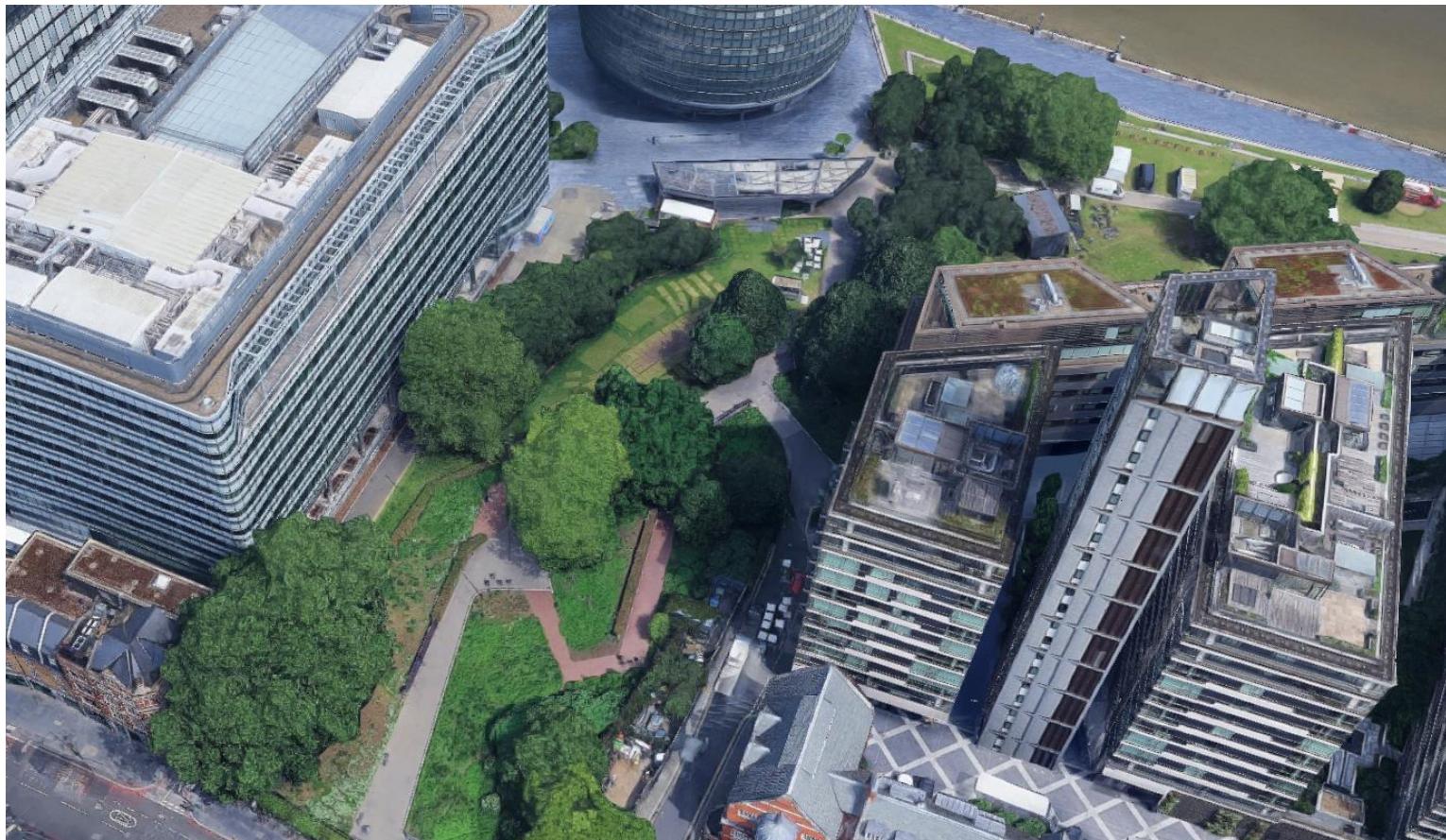
## Impact upon amenity

Conditions are recommended to limit impacts on amenity:

- Time-limit restricting the temporary use to no more than 80 days
- Removal of permitted development rights to ensure the 80-day limit cannot be exceeded
- Hours of operation limited to 07:00 – 23:00 Monday to Saturday and 07:00 – 20:00 Sunday
- Music restricted to 10:00 – 20:00 Monday to Saturday and 11:00 to 19:00 Sunday
- An Event Hire Guide covering health and safety, ecological protection, licensing, noise control and other operational considerations

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## Biodiversity and trees



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## Biodiversity and trees

- 2 London Plane trees with TPOs on site and various other trees to be protected
- Condition requires an Event Specific Tree Protection Plan to be submitted – this is currently submitted before every event
- Condition requires Grounds Remediation Plan to be submitted to evidence methods of ground and re-establishment after each event
- In terms of BNG legislation, no change in condition is anticipated as a result of the proposed development – its condition is ‘low’ and will remain ‘low’ – as such, the proposal is exempt from requirements by virtue of being ‘de minimis’
- Condition requires a Habitat Management and Monitoring Plan to be submitted to ensure continued management of retained habitats

## Recommendation

- It is recommended that a further temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 80 days in any one calendar year, for a period of five years, is granted, subject to conditions.

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## Item 6.2.

### 10 GALLERY ROAD LONDON SOUTHWARK SE21 7AB

- Demolition of the existing shed/storage structure.
- Refurbishment of the existing clubhouse building.
- Erection of a lean-to on the existing clubhouse building.
- Erection of a single-storey side extension to the existing clubhouse building.
- Alterations to site access/egress for accessibility purposes.
- Provision of plant equipment and additional cycle storage.
- Associated works and landscaping inside the application site.

# Site Location Plan

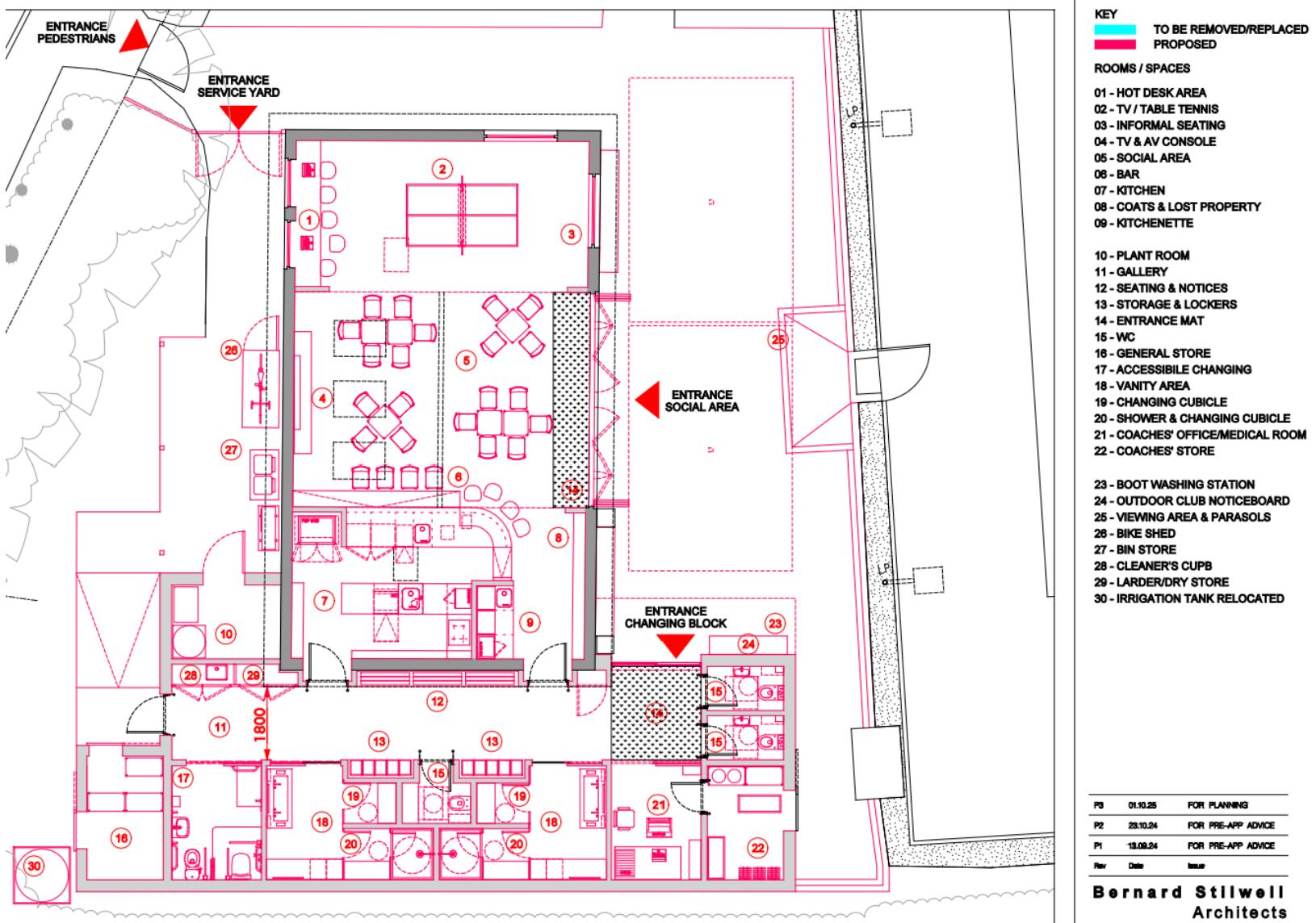


## Satellite View (as existing)

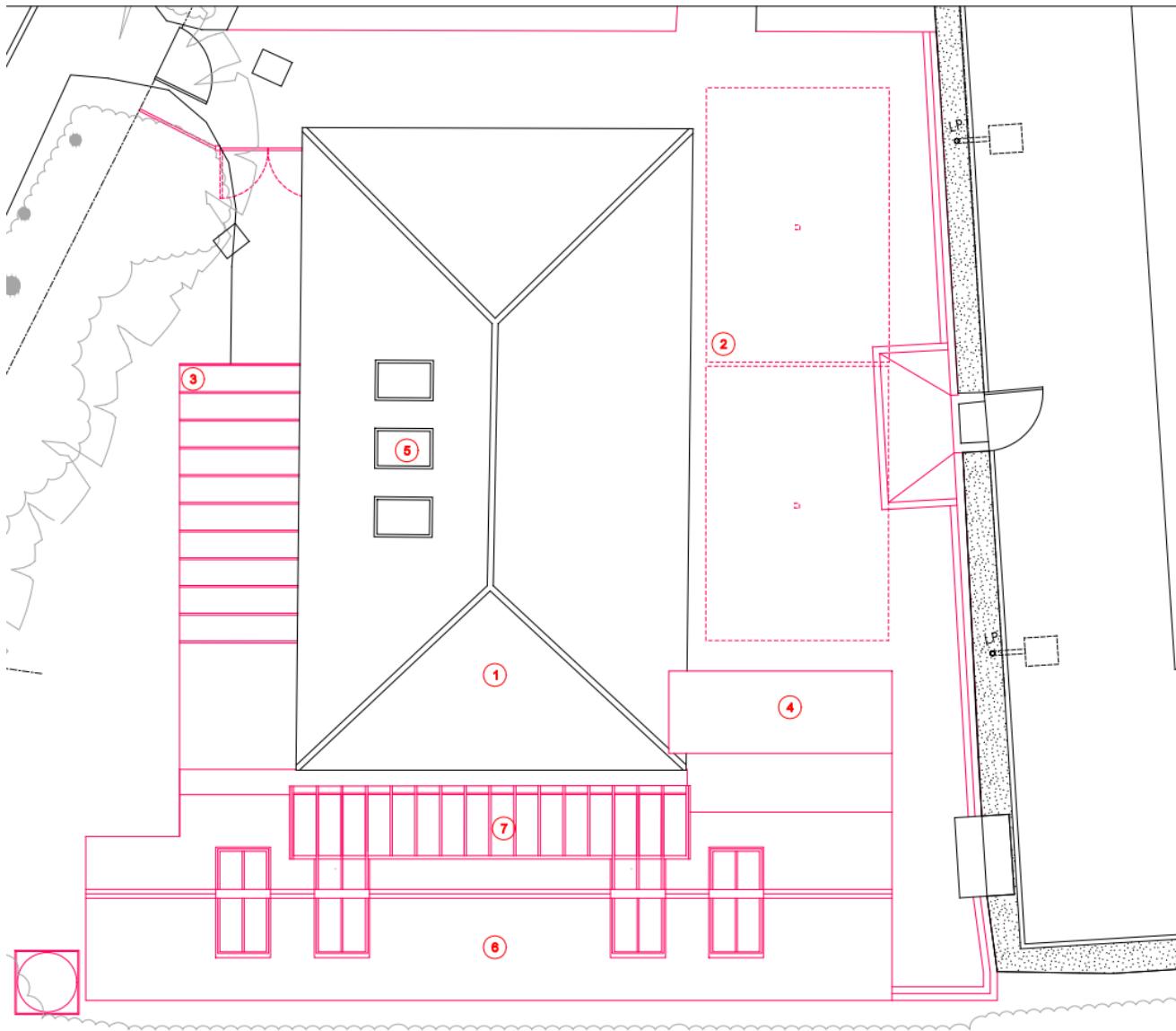


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# Details of the proposal (proposed floor plan)



## Details of the proposal (proposed roof plan)



KEY  
TO BE REMOVED/REPLACED  
PROPOSED

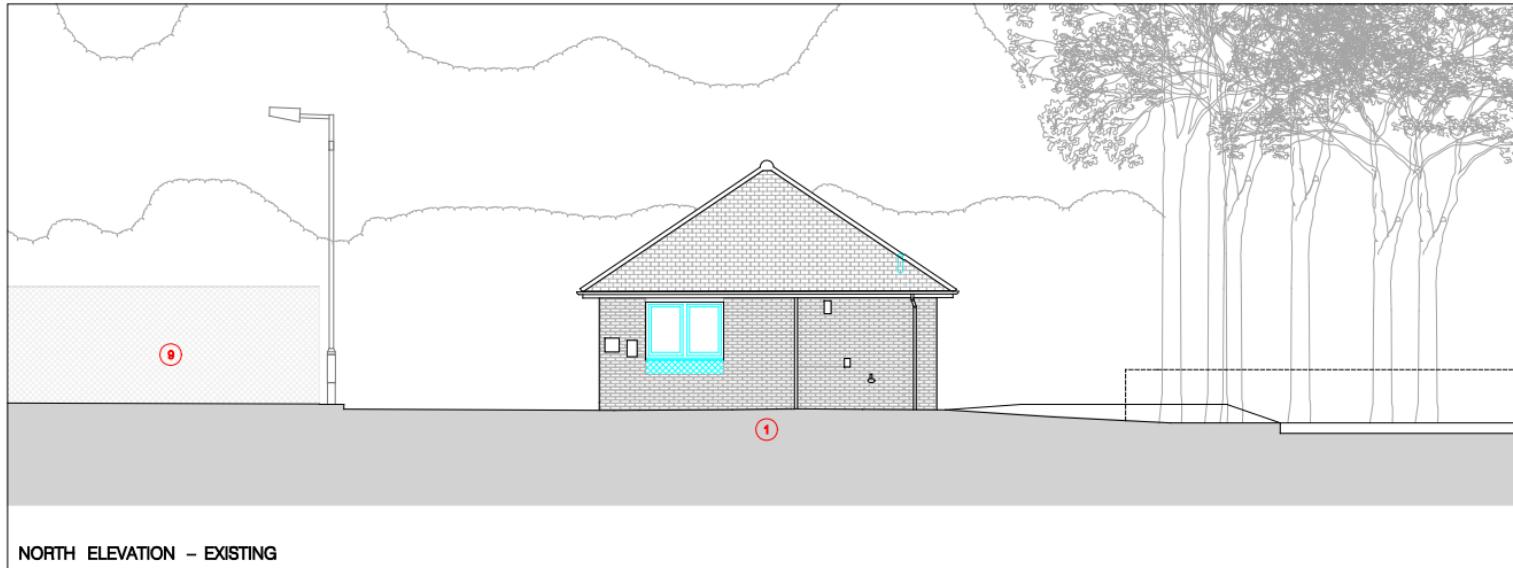
## ROOMS / SPACES

- 01 - CLUBHOUSE
- 02 - VIEWING AREA & PARASOLS
- 03 - SERVICE YARD LEAN TO ROOF
- 04 - ENTRANCE CANOPY
- 05 - OPENABLE ROOFLIGHTS
- 06 - EXTENSION
- 07 - FIXED ROOF GLAZING

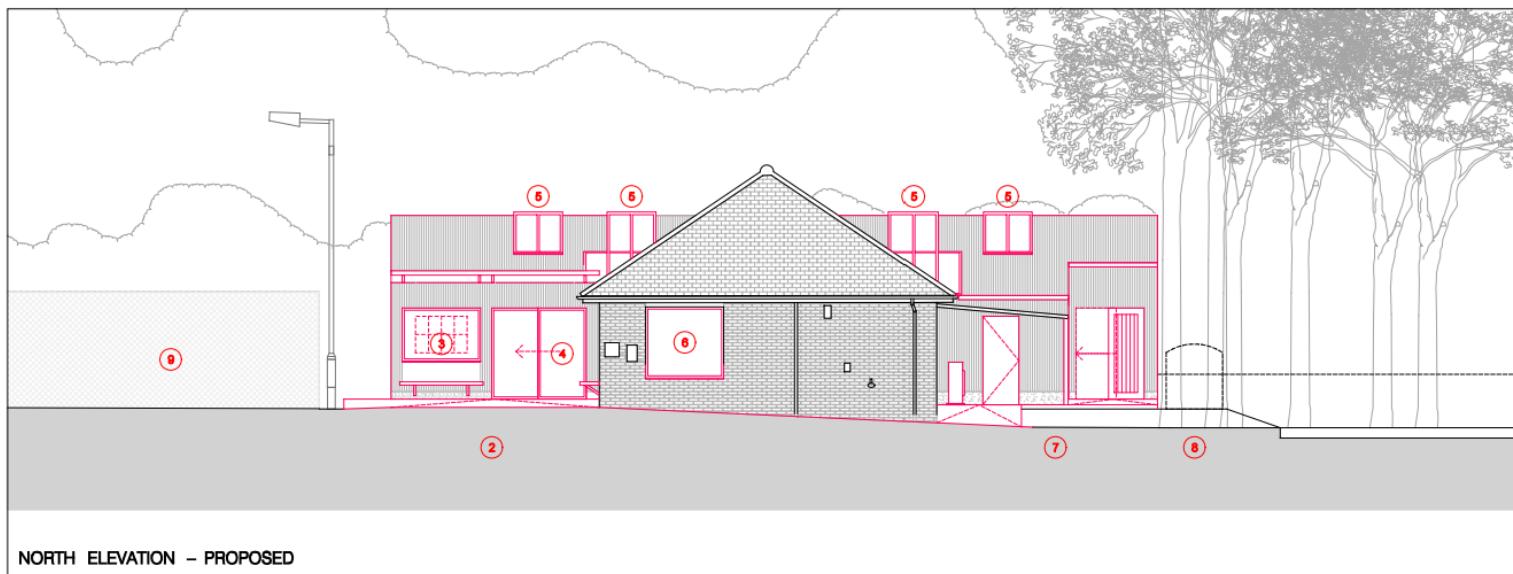
P3	01.10.25	FOR PLANNING
P2	23.10.24	FOR PRE-APP ADVICE
P1	13.09.24	FOR PRE-APP ADVICE
Rev	Date	Issue

**Bernard Stillwell  
Architects**

# Details of the proposal (existing & proposed north elevation)

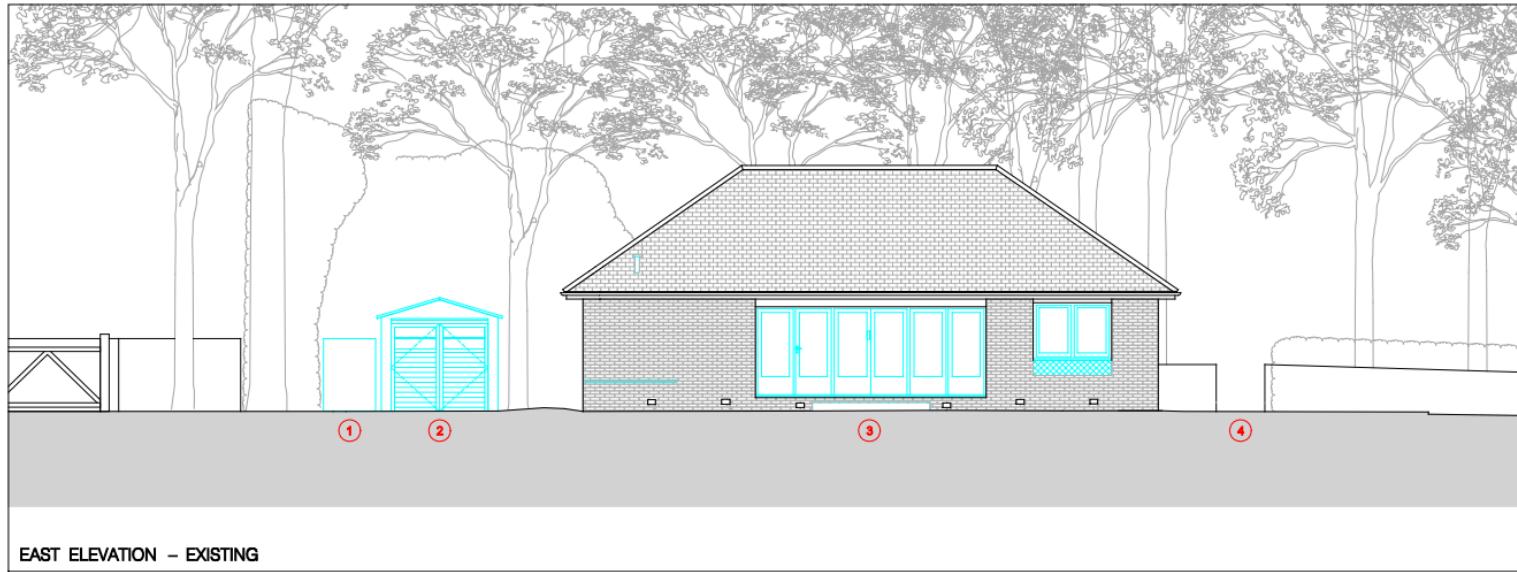


	TO BE REMOVED/REPLACED
	PROPOSED
<b>ROOMS / SPACES</b>	
01 - CLUBHOUSE	
02 - SPECTATOR AREA	
03 - NOTICE BOARD	
04 - SLIDING DOOR	
05 - ROOFLIGHT	
06 - ENLARGED WINDOW	
07 - SERVICE YARD	
08 - RELOCATED IRRIGATION TANK	
09 - TENNIS COURT FENCING	
<b>MATERIALS</b>	
	EXISTING BRICKWORK
	EXISTING CONCRETE TILES
	PROFILED METAL SHEET
	STONE KERBS



P1	01.10.25	FOR PLANNING
P2	23.10.24	FOR PRE-APP ADVICE
P1	13.08.24	FOR PRE-APP ADVICE
Ref	Date	Issue
<b>Bernard Stillwell Architects</b>		
10 Christine St EC2A 4PA London 020 7729 3500 bsa@barchitects.co.uk		
<b>Project</b> OCLT CLUBHOUSE		
<b>Drawing No.</b> CLUBHOUSE ELEVATION NORTH: EXISTING & PROPOSED		

# Details of the proposal (existing & proposed east elevation)



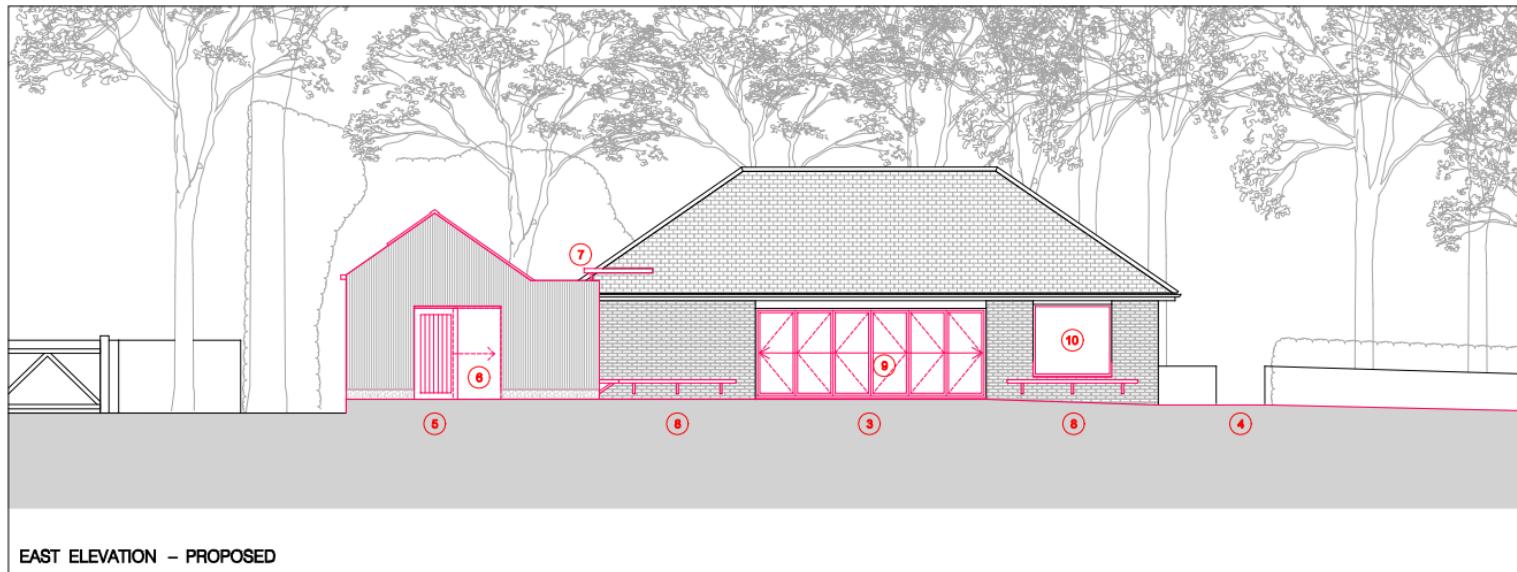
**KEY**  
  TO BE REMOVED/REPLACED  
  PROPOSED

#### ROOMS / SPACES

- 01 - DISUSED IRRIGATION TANK
- 02 - GARAGE + STORES
- 03 - CLUBHOUSE
- 04 - PEDESTRIAN GATE
- 05 - NEW CHANGING BLOCK
- 06 - SLIDING DOOR
- 07 - ENTRANCE CANOPY
- 08 - EXTERNAL SEATING
- 09 - BIFOLD DOORS
- 10 - ENLARGED WINDOW

#### MATERIALS

- EXISTING BRICKWORK
- EXISTING CONCRETE TILES
- PROFILED METAL SHEET
- STONE KERBS



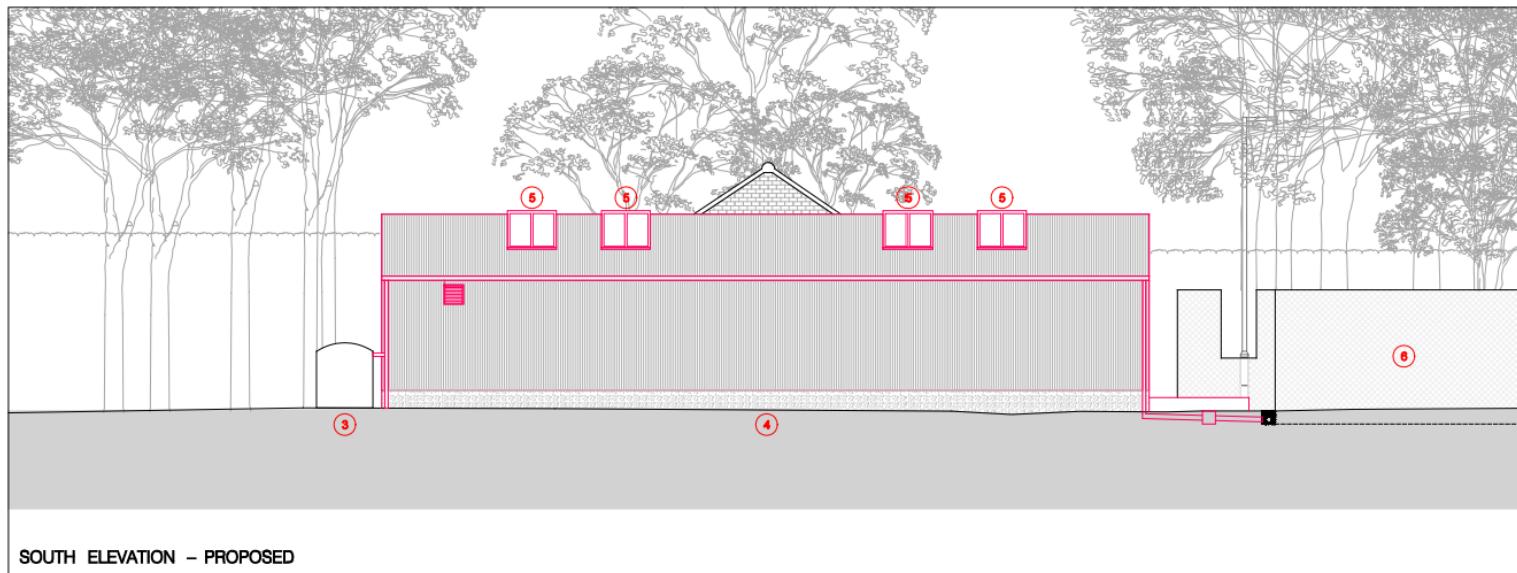
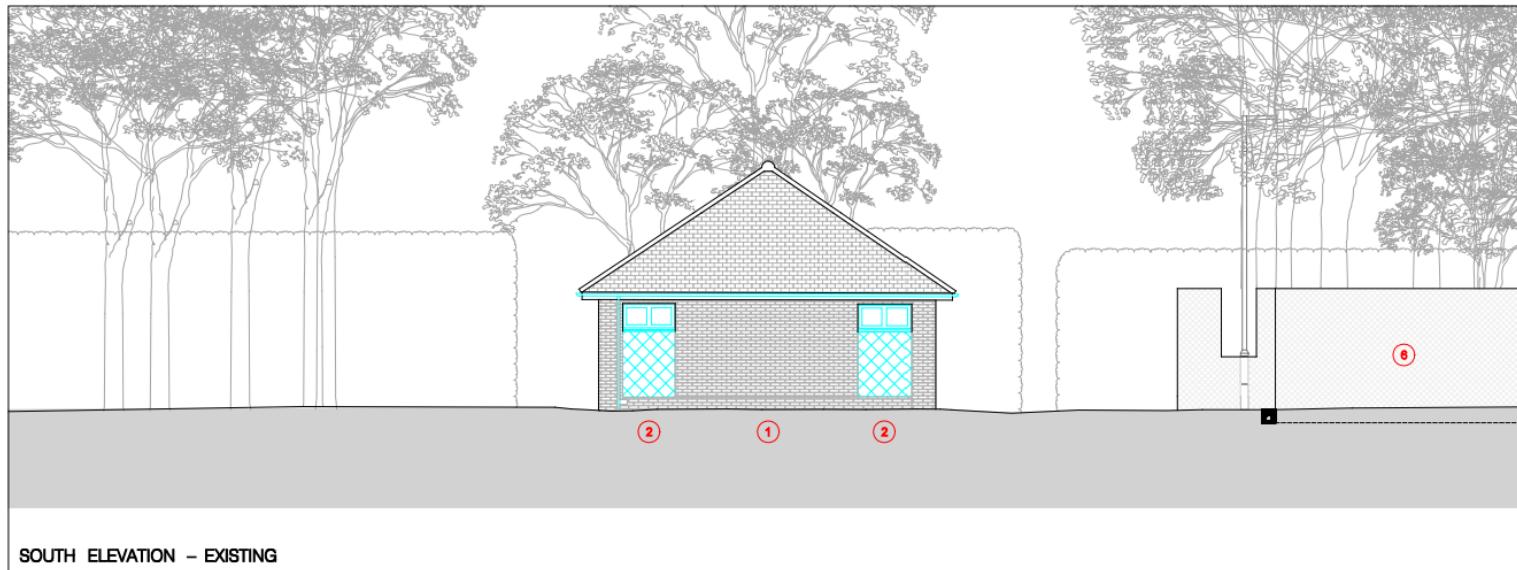
P3 01.10.25 FOR PLANNING  
P2 23.10.24 FOR PRE-APP ADVICE  
P1 15.08.24 FOR PRE-APP ADVICE  
Rev Date Issue

**Bernard Stilwell Architects**

10 Christine St  
EC2A 4PA  
London  
020 7729 3500  
bst@bernardstilwell.co.uk

Project OCLT CLUBHOUSE  
Drawing No. CLUBHOUSE: ELEVATION EAST: EXISTING & PROPOSED

# Details of the proposal (existing & proposed south elevation)



TO BE REMOVED/REPLACED  
PROPOSED

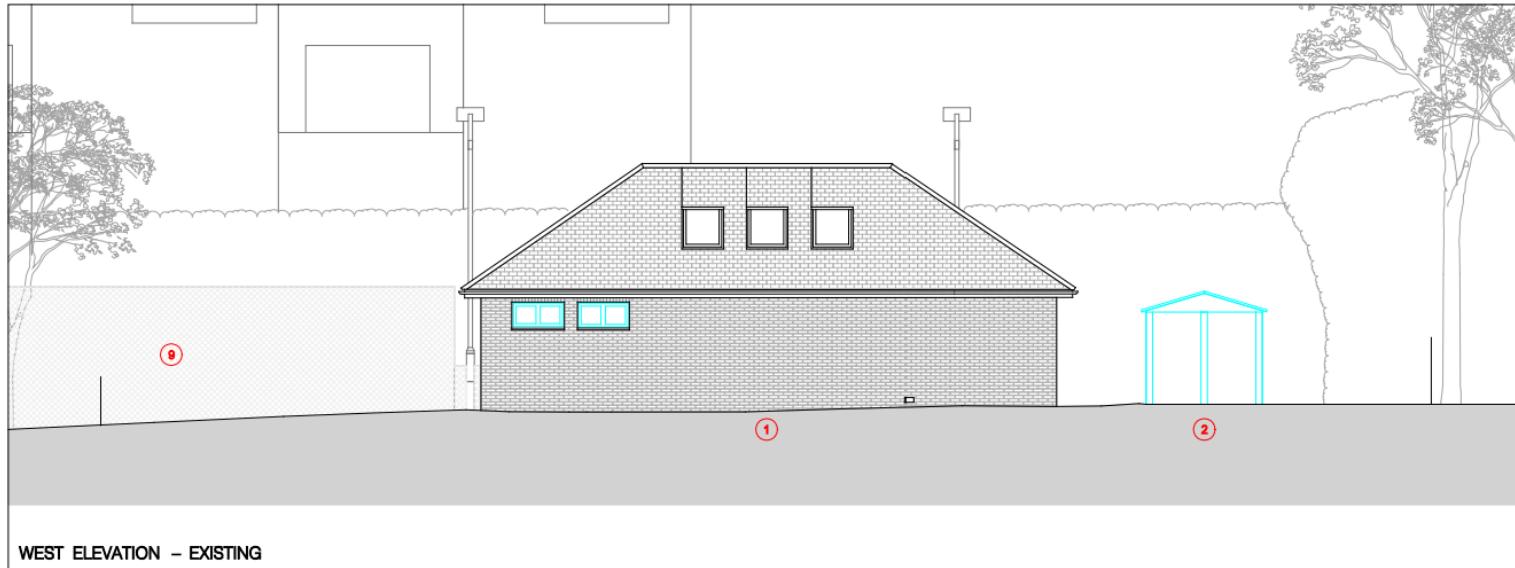
## ROOMS / SPACES

- 01 - CLUBHOUSE
- 02 - NEW OPENINGS
- 03 - RELOCATED WATER TANK
- 04 - EXTENSION
- 05 - ROOFLIGHT
- 06 - TENNIS COURT FENCING
- 07 - RAINFOREST DISPOSED OF VIA IRRIGATION TANK
- 08 - RAINFOREST DISPOSED OF VIA EXISTING FRENCH DRAIN

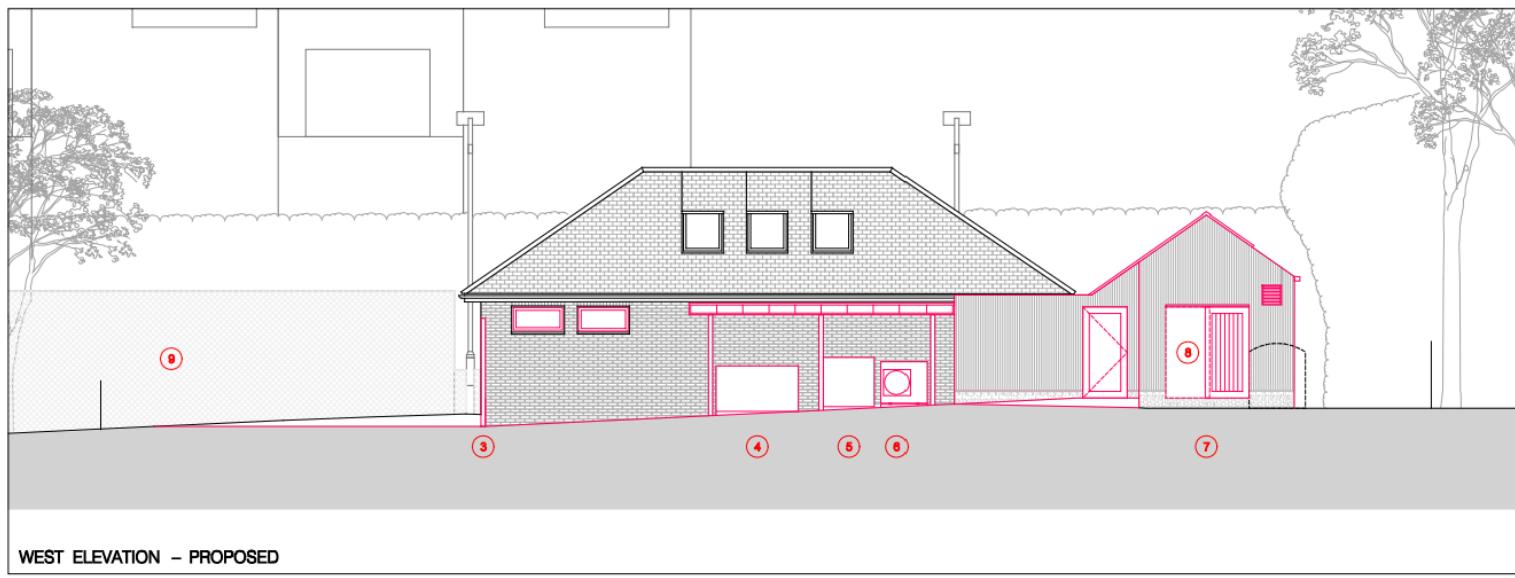
## MATERIALS

- EXISTING BRICKWORK
- EXISTING CONCRETE TILES
- PROFILED METAL SHEET
- STONE KERBS

# Details of the proposal (existing & proposed west elevation)



KEY	
	TO BE REMOVED/REPLACED
	PROPOSED
ROOMS / SPACES	
01 - CLUBHOUSE	
02 - GARAGE	
03 - SERVICE YARD GATE	
04 - SECURE CYCLE PARKING	
05 - BIN STORE	
06 - HEAT PUMP	
07 - EXTENSION	
08 - SLIDING DOOR	
09 - TENNIS COURT FENCING	
MATERIALS	
	EXISTING BRICKWORK
	EXISTING CONCRETE TILES
	PROFILED METAL SHEET
	STONE KERBS



P3	01.10.25	FOR PLANNING
P2	22.10.24	FOR PRE-APP ADVICE
P1	13.08.24	FOR PRE-APP ADVICE
Ref	Date	Issue
<b>Bernard Stillwell Architects</b>		
10 Christine St EC2A 4PA London 020 7729 3500 bsa@bsarchitects.co.uk		
Project	OOLT CLUBHOUSE	
Design Ref	CLUBHOUSE: ELEVATION WEST: EXISTING & PROPOSED	

## Public consultation (overview)

- Neighbour letters were sent to properties (22No.) within a 150m radius of the application red line boundary.
- A site notice was displayed on Gallery Road fronting the site.
- A press notice was published in Southwark News.
- No letters of objection.
- Three letters of support.

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## Planning Assessment – Land use (1 of 2)

- The application site comprises an outdoor recreation and sport facility (use class F2(c)).
- There is a clubhouse building on-site that is considered ancillary to the primary use of the site.
- There is no material change in use of the land or buildings proposed.
- The application site lies on land designated as metropolitan open land (MOL) which is considered the green belt for planning land use purposes.

## Planning Assessment – Land use (2 of 2)

- The NPPF and local plan policy sets out that development in the greenbelt is inappropriate, unless one of the exceptions, set out in the framework and policy, applies.
- One of those exceptions is... the extension or alteration of a building if it does not result in disproportionate additions over and above the size of the original building.
- The extended building footprint is smaller than the size of the original building and the height is lower.
- As such, the proposed development does not result in disproportionate additions over and above the size of the original building.

3

## Planning Assessment – Design, layout and heritage assets

- The application property is not listed, nor does it form the setting of any listed buildings (locally or statutory).
- The site is located within a conservation area, known as Dulwich Village.
- There are trees and shrubbery forming a natural border/screening around the site.
- The Design and Conservation Team raised no objection to the proposed development, subject to conditions\*.

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- The extension is subservient to the main clubhouse and will not affect the appearance of the conservation area especially given its discreet location behind mature vegetation.
- The proposed development preserves the character and appearance of Dulwich Village CA.

\*External material samples [no.4] & detail design drawings (windows + doors) [no.5]

## Planning Assessment – Neighbouring amenity

- The amenity (privacy, daylight, sunlight, openness and outlook) of neighbouring occupiers will not be materially impacted given the considerable separation distances.



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## Planning Assessment – Landscaping and trees

- The submission proposes minor landscaping works, including resurfacing existing non-permeable hard standing with permeable resin bound gravel. Further works are proposed to improve accessibility and path gradients across the site.
- The arboriculture (tree) assessment outlines there are 18No. trees on the application site: 1No. Category A, 4No. Category B, 10No. Category C & 3No. Category U.
- The development proposes the removal of 5No. trees: 2No. Category C and 3No. Category U. The remainder of tree works are limited to crown lifts and pruning/trimming.
- Category C trees are of low quality, Category U trees are those with a serious defect or decline and are unviable.
- The Urban Forestry Team raised no objection to the proposed works, subject to condition\*.

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\*Tree protection [no.8]

## Planning Assessment – Biodiversity (legislation)

- Developers must deliver a biodiversity net gain of 10%.
- This means a development will result in more or better-quality natural habitat than there was before development.
- The existing on-site baseline is as follows: Area habitat units: 0.86 & Hedgerow units: 0.36.
- The proposed on-site baseline is as follows: Area habitat units: 0.96 & Hedgerow units: 0.40.
- The total net change (%) is as follows: Area habitat units: 10.47% & Hedgerow units: 11.29%.
- The development will be subject to the biodiversity gain plan condition\* (BGP) to ensure the statutory requirement of a 10% biodiversity net gain is met.

\*Biodiversity Gain Plan [no.3]

## Planning Assessment – Biodiversity (policy)

- The applicant has provided a Preliminary Ecological Appraisal (PEA) to support their application.
- The report provides recommendations in respect of species and habitat protection, as well recommending the provision of bird and bat boxes – these will be secured via condition\*.

\*Habitat buffer zone/protection [no.9] & Bird + bat boxes [no.6]

## Planning Assessment – Noise and vibration

- The proposal seeks to introduce plant equipment (an air source heat pump). The location of the plant equipment is a considerable distance from the nearest noise sensitive receptor (the dwellings at College Gardens).
- A planning condition\* is recommended to ensure the ASHP noise levels remain within appropriate levels.

\*Plant noise [no.10].

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## Planning Assessment – Other matters

- Transport, highways and construction – acceptable, no material intensification of trip generation expected, additional cycle parking provided, habitats and trees are protected during construction via condition.
- Air quality – acceptable, the development is air quality neutral.
- Fire safety – acceptable, a planning fire safety strategy has been provided which addresses the policy requirement.

## Planning Assessment – Other matters

- Energy and sustainability – acceptable, the extension will meet the latest iteration of building regulations and features an air source heat pump.
- Ground conditions and contamination – acceptable, subject to condition\*.
- Water resources and flood risk – acceptable, an existing area of hardstanding is being replaced with permeable surface (the area of which exceeds the footprint of the new building).
- Community Infrastructure Levy – the development is not CIL liable.

3

\*Unexpected contamination [No.11].

# Planning Assessment – Recommendation

Grant approval, subject to conditions.

1. Approved Plans (as submitted).
2. Time limit (standard 3-year).
3. Biodiversity Gain Plan (BGP).
4. External materials samples.
5. Design details (windows + doors).
6. Bird and bat boxes.
7. Materials (to be as specified).
8. Tree protection.
9. Habitat protection.
10. Plant noise.
11. Unexpected contamination.

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## Item 6.3- 24/AP/3577

### Land Rear 19-49 Bush Road, London, Southwark, SE8 5AP

Demolition of all existing buildings - last in use as a Plant and Machinery Hire Business (sui generis use) Construction of 3no. blocks with heights of two, three, and part-four storeys,

Containing:

- Commercial Space (Use Class E(g)(i) / E(g)(iii)),
- Purpose-Built Student Accommodation rooms (Use Class Sui Generis) associated landscaping, service bay and turning areas.

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## Aerial View of the Site – From the south



## Image: Locally Listed Buildings



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# Evolution of the Proposed Development

Dismissed appeal for 36 homes – refused on i). viability and ii). dwelling mix. Amenity – is a material consideration bulk / setbacks compared with proposed development. The Planning Inspectorate did not raise concerns with regard design or impact on amenity of neighbouring properties.

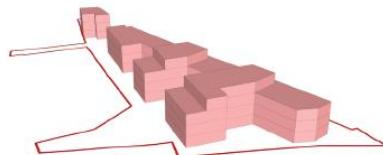
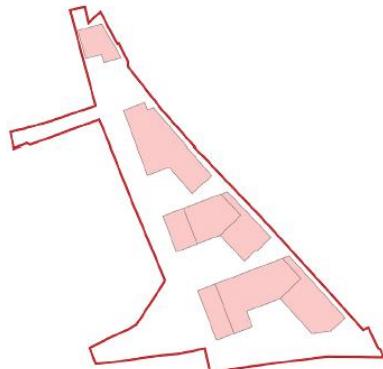
## Design Evolution

### Resolved Residential Scheme

Aros Architects, 2018

GEA 3,533m<sup>2</sup>/38029

No. Dwellings 36 No.

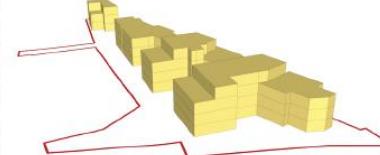
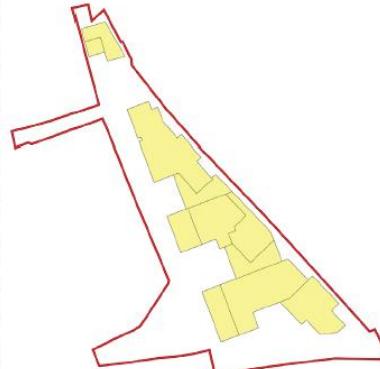


### Pre-Application PBSA Scheme

HCD Architects, February 2024

GEA 3,735m<sup>2</sup>/40204 SQft

No. PBSA beds 101 No.



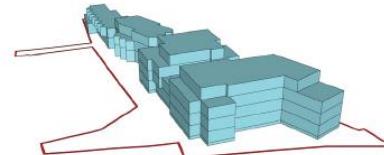
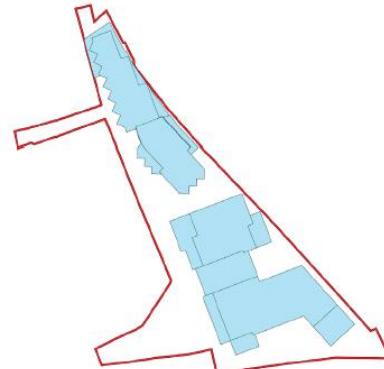
### Revised Pre-app 2B Scheme

HCD Architects, Oct 2024

GEA (PBSA only) 4,068m<sup>2</sup>/43,788 SQft

No. PBSA beds 115 No.

Commercial GEA 523m<sup>2</sup>/5,630 SQft



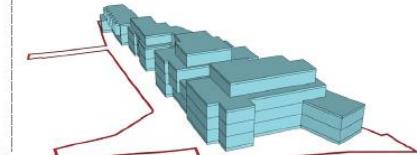
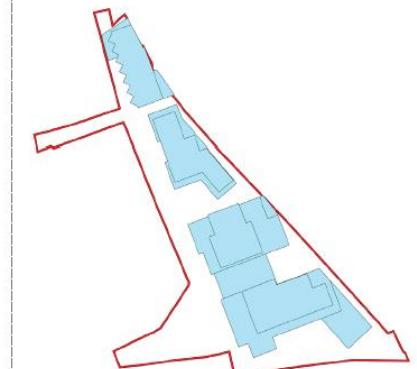
### Current Scheme

HCD Architects, Nov 2024

GEA (PBSA only) 3,499m<sup>2</sup>/37,663 SQft

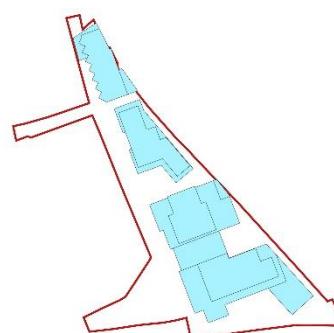
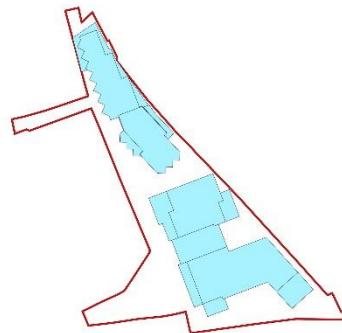
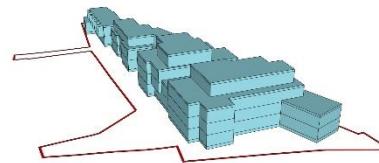
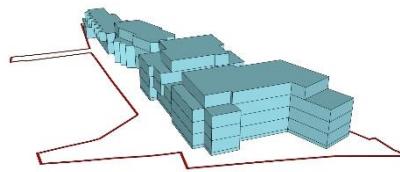
No. PBSA beds 106 No.

Commercial GEA 318m<sup>2</sup>/3,423 SQft



## Comparison 2024 pre-application & current application

2024 pre-application massing	Current application
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## DETAILS OF PROPOSAL Proposed first floor



## Proposed Second Floor



# Proposed Third Floor



## Key

- Studio Type 1
- Studio Type 2
- Studio Type 3
- Studio Type 4
- Studio Type 5
- Studio Type 6
- Studio Type 7
- Studio Type 8
- Studio Type 9
- Accessible Studio Type 9
- Common Space
- Commercial Space
- Laundry
- Office
- B+ Store
- Cycle Store
- Pant
- Corridor
- Shared Lobby
- Ventilated Corridor
- Vertical Circulation
- WC

DO NOT SCALE FROM THIS DRAWING. USE FOUND DIMENSIONS ONLY UNLESS EXPLICITLY AGREED.  
THIS DRAWING IS THE PROPERTY OF THE COUNCIL.  
NOTIFY ANY DIFFERENCES TO THE ARCHITECT.  
FOR FURTHER INFORMATION, REFER TO THE STRUCTURAL ENGINEER'S DRAWINGS.  
FOR MAE INFORMATION, REFER TO MAE ENGINEER'S  
DRAWINGS. FOR PLANNING INFORMATION, REFER TO  
THE PLANNING DRAWINGS. FOR H&S INFORMATION, REFER TO  
H&S DRAWINGS FOR CONSTRUCTION PURPOSES.

THIS DRAWING AND ANY RELATED SPECIFICATIONS  
ARE ILLUSTRATIVE OF ARCHITECTURAL DESIGN  
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DAVIDSON DRAWINGS FOR CONSTRUCTION PURPOSES.

0m 5 10 15 20  
1:200



Key Plan

Hold and 2nd click denotes objects to place

.../P01 .../CS .../T0 .../01/08/2024  
Updated in line with revised revised by PDK 23/04/24.  
Introducing levels, training  
.../P01 .../CS .../T0 .../01/08/2024  
Drawing Title Updated  
.../P01 .../CS .../T0 .../01/08/2024  
Main entrance plan updated  
.../P01 .../CS .../T0 .../01/08/2024  
Landscaping updated  
.../P01 .../CS .../T0 .../01/08/2024  
Cycle Store updated  
.../P01 .../CS .../T0 .../01/08/2024  
General Update FOR PLANNING  
.../P01 .../CS .../T0 .../01/08/2024  
Access to Room 4 updated  
.../P01 .../T0 .../01/08/2024  
Bespoke furniture  
.../P01 .../T0 .../01/08/2024  
.../P01 .../T0 .../01/08/2024  
Final Issue FOR PLANNING

## A3 | PLANNING

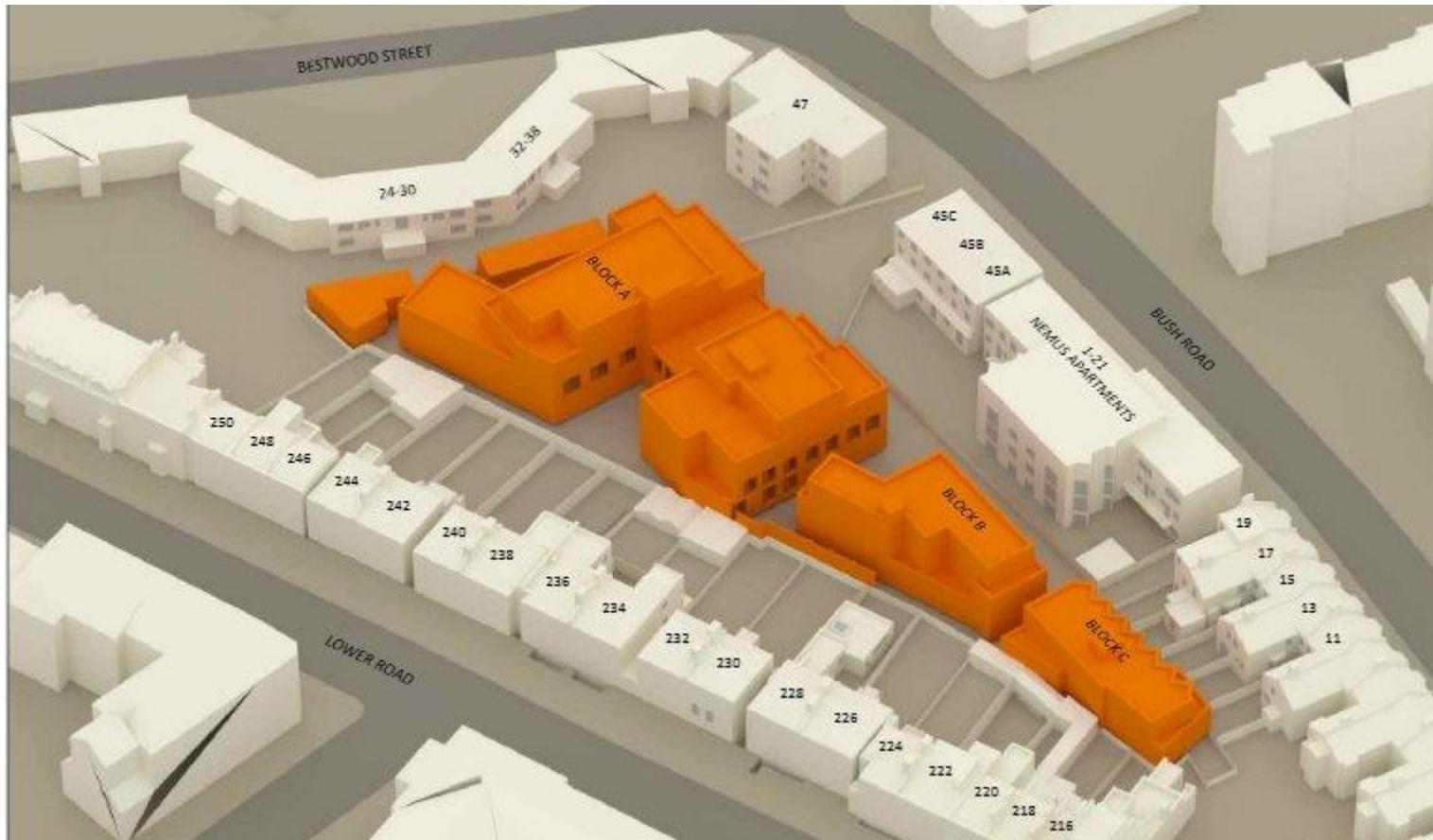


Student Housing, Bush Road,  
Southwark

Third Floor General Arrangement  
Plan As Proposed

Hadfield Cawkwell Davidson  
Engineering, 15 Newmarket Street, EC2M 1HT, 020 7300 0100  
23124 | 1:200 @ A4 | P09  
23124 | HCDI 22 | 03 IDR A-PL403

# Image: Proposal viewed from the north-east



## Image: Proposal viewed from the south

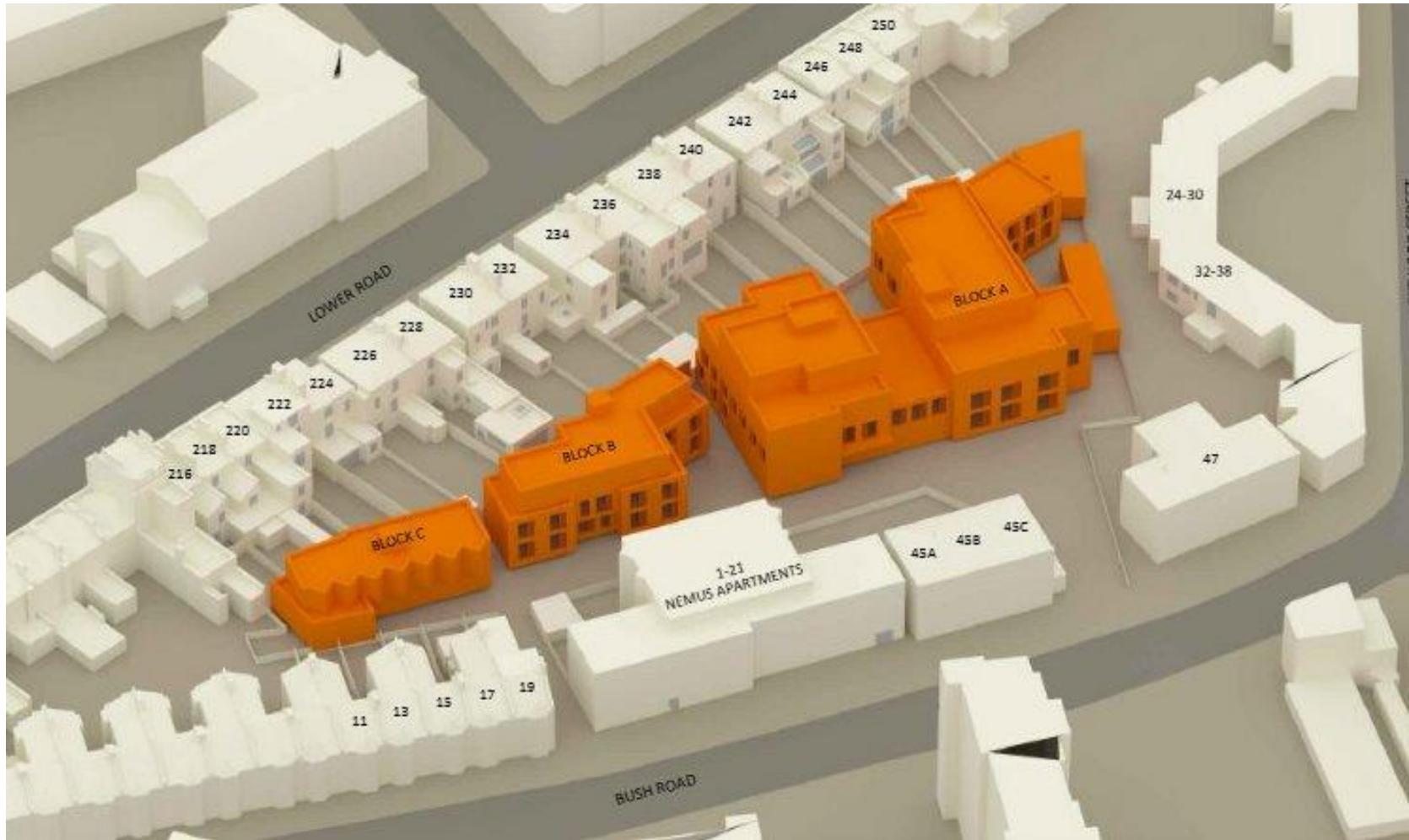


51

Image: Proposal viewed from the south-east



## Image: Proposal viewed from the west



53

# Proposed Height

Maximum height of the proposed development:

- Block A: 13.3m – 4 storeys - (14.1m inc. lift overrun)
- Block B: 10.35m – 3 storeys - (11.15m inc. lift overrun).
- Block C: 7.4m – 2 storeys - (8.2m inc. lift overrun)



## Proposed East Elevation



## Consultation responses from members of the public and local groups

<b>18 comments of support</b>	<b>70 comments of objection</b>
LAND USE	
Student accommodation, fund more social housing	Student housing would not benefit the community No affordable homes No affordable student accommodation Student accommodation in a family area is going to disrupt the natural character of the neighbourhood
Makes sustainable use of land	
EMPLOYMENT	
Economic benefits Contributes to regeneration Creates inward investment Creates economic vitality New skills/employment opportunities	The jobs created through the proposed commercial development are likely to be of low quality and are offset against those jobs lost from the plant yard
QUALITY OF ACCOMMODATION	
	Poor living conditions for future occupiers

# Consultation responses from members of the public and local groups

18 comments of support	70 comments of objection
DESIGN	
High quality design	<p>Inappropriate massing, scale and height</p> <p>Out of keeping with character of area</p> <p>Fail to respect the established architectural context</p> <p>Detimental impact on local street scene and views</p> <p>No detail of materials</p> <p>The proposed plans for the eastern elevation of Block A contain air source heating pumps which appear intended to be located on a first-floor wall and thus will be directly visible from the adjoining neighbouring properties</p> <p><del>Backland</del> development must not be more intensive than the existing development on the adjoining street frontage</p> <p>Overdevelopment</p> <p>More open space needed on development</p> <p>Impact on heritage assets</p> <p>The proposed plans do not bear any indication as to the size and fabrication of the boundary walls to the Lower Road property gardens</p>
ECOLOGY	
	Ecology and biodiversity

# Consultation responses from members of the public and local groups

18 comments of support	70 comments of objection
CRIME, SECURITY & SAFETY	
Security Bringing a vacant site back in to use will also help improve security in the local area	This needs to be a secure gated accommodation, only accessible by the students and requiring scannable identification cards to enter
FIRE SAFETY	
	Insufficient Emergency Access (Contrary to the London Plan Policy D12 and Building Safety Regulations) particularly for fire engines. London Plan Policy D12 (Fire Safety) requires all major developments to demonstrate that they have been designed with suitable fire safety measures. Given the limited access points and the dense layout of the scheme, the application fails to meet these crucial safety requirements
NEIGHBOUR AMENITY	
No overlooking -adequate distance from other properties	<p>Loss of privacy</p> <p>The development is too big and compact for the surrounding neighbours</p> <p>Feeling of enclosure</p> <p>Loss of outlook</p> <p>Loss of daylight and sunlight</p> <p>Overshadowing of gardens of neighbouring properties</p> <p>Right to light</p> <p>Noise and disturbance</p>

# Consultation responses from members of the public and local groups

<b>18 comments of support</b>	<b>70 comments of objection</b>
<b>TRANSPORT &amp; HIGHWAYS</b>	
Does not increase traffic	Local transport and highways impacts Increase traffic volumes Vehicles entering and exiting will create additional delays and hazards Inadequate parking provision Inadequate public transport provisions
<b>CONSTRUCTION</b>	
	Construction impacts in terms of dust, disruption, and noise
<b>FLOOD RISK</b>	
	Increased flood risk and sewer overflowing problems
<b>AIR QUALITY</b>	
	Impact on air quality and increase in pollution
<b>LAND CONTAMINATION</b>	
	Potentially contaminated land
<b>LIGHT POLLUTION</b>	
	Proposed nighttime street, site and security lighting will significantly increase the amount of light shining into the neighbouring properties
<b>CONSULTATION</b>	
	No pre application consultation with ward councillors nor with the local community

## Consultation responses from members of the public and local groups

**18 comments of support**

**70 comments of objection**

### COMMUNITY IMPACT & EQUALITIES

Age

Disability stacking people on top of each other can negatively impact mental health

### OTHER

General support for the proposals

General dislike of proposal

Devaluation of neighbouring properties

Information missing from plans

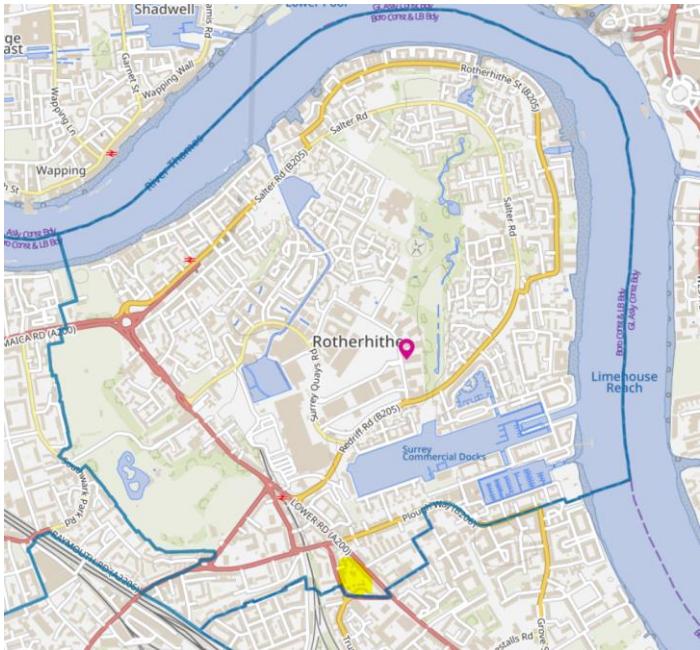
Strain on existing community facilities

Structural impact

## LAND USE - Commercial units

### Policy AV.15 Rotherhithe Area Vision of the Southwark Plan 2022

Development in Rotherhithe should provide a range of *flexible employment* spaces, including premises suitable for *smaller businesses*. The introduction of flexible office – use class E(g)(i) / industrial processes - use class E(g)(iii) would therefore be acceptable in this location



The applicant advised these units would be marketed to local businesses, including small and medium-sized enterprises (SMEs) and start-ups in need of new / larger premises.

- The principle of housing of the dismissed appeal application was acceptable, but it was viable.
- The proposed student accommodation use is supported by policy and there is an identified need for this type of accommodation.
- Every 2.4 student bedspaces provided will free up 1 dwelling of conventional housing. The proposal represents approx. 44no dwellings

80

## Payment in lieu of affordable housing

The applicant has agreed with officers to increase the payment in lieu of affordable housing to **£3,710,000**. The increased contribution is noted to be higher than the agreed maximum viable provision (**£3,200,000**) as demonstrated by the Financial Viability Assessment, which has been reviewed by Strettons on behalf of the London Borough of Southwark. The applicant acknowledges that the figure exceeds the maximum viable provision but considers that the development may still be deliverable if market conditions improve.

The increased figure represents 35% provision using the formula as set out in the 2011 Draft Affordable Housing SPD (106 habitable rooms x 0.35 x £100,000). g

The Applicant has confirmed that it would not be viable to provide a payment of lieu of **£4,823,000**, which would represent 35% as per the Southwark Affordable Housing SPD (July 2025) (106 habitable rooms x 0.35 x £130,000).

Officers agree that the proposed development **cannot** sustain a viability contribution at this level (£4,823,000) and that it would make the scheme undeliverable.

## BACKLAND SITE

Residential Design Standard Supplementary Planning Document (SPD) (relevant at the time of pre-application advice)

Backland development can significantly impact amenity, neighbouring properties and the character of an area.

Development must not be more intensive than the existing development on the adjoining street frontage.

Backland developments should echo the characteristics of the existing neighbours

Large open area (0.32ha) of previously developed land; established industrial use, and independent accesses

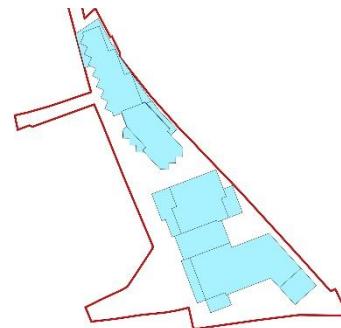
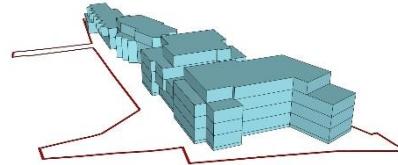
The design of the scheme limits fenestration on the elevations closest to neighbouring residential uses, particularly on the eastern part of the site, to avoid overlooking impacts

The scheme's massing, ranging from 2-4 storeys, aligns with that seen in the vicinity of the Site. Its stepped design ensures it is minimally intrusive when viewed from local roads including Lower Rd, Bush Rd, and Bestwood St.

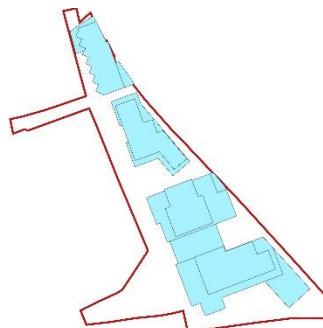
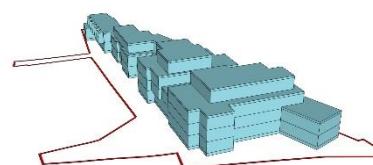
Visible from the public highway

# Design

2024 pre-application massing



Current application



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# Design – Height, Scale and Massing

## EVOLUTION

*The 2019 residential application officer report states 'the height, scale and massing of the proposed development at three to four storeys is acceptable for the context of the site and would be of high quality responding to the surrounding area and site conditions.'*

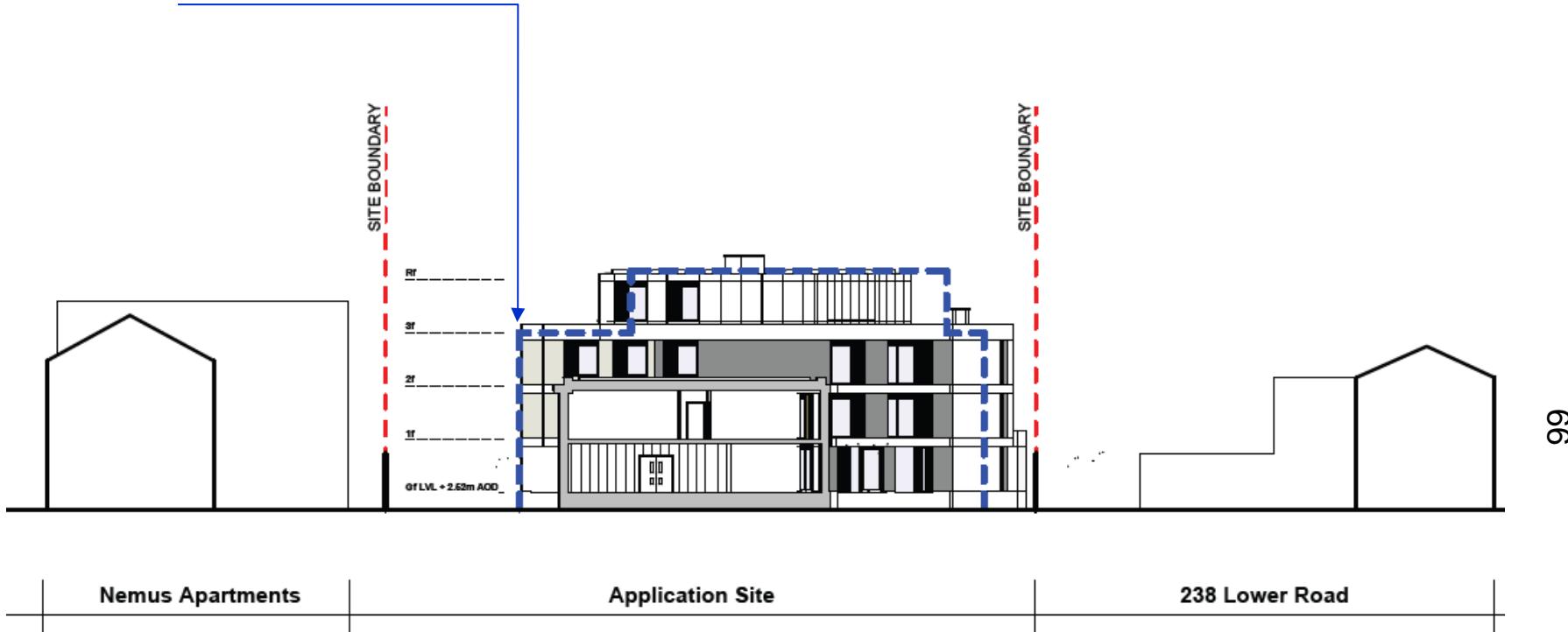
Block A WEST ELEVATION	
Dismissed appeal	Proposed development
Approximately 13m maximum height - 4 storeys	13.25m maximum height - 4 storeys (14.05m including lift overrun)
	

## Height

<b>Block</b>	<b>2019 residential scheme</b>	<b>Proposed development</b>
A	13.05m (4 storeys)	13.25m (4 storeys)
B	12.7m (4 storeys)	10.35m (3 storeys)
C	10.5m (3 storeys)	7.4m (2 storeys)
D	10.25m (3 storeys)	

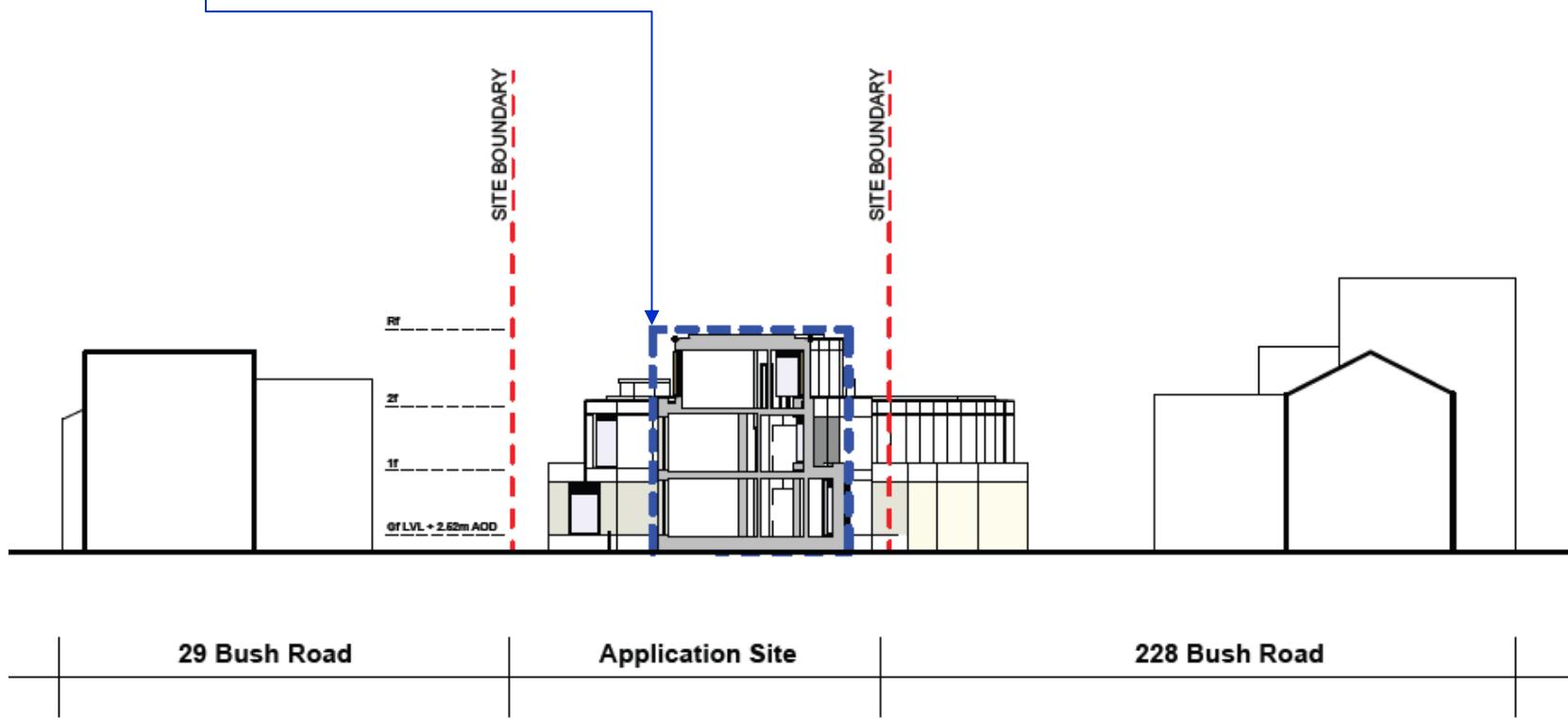
## Design Evolution: Comparative Analysis

## — — 2019 dismissed appeal scheme



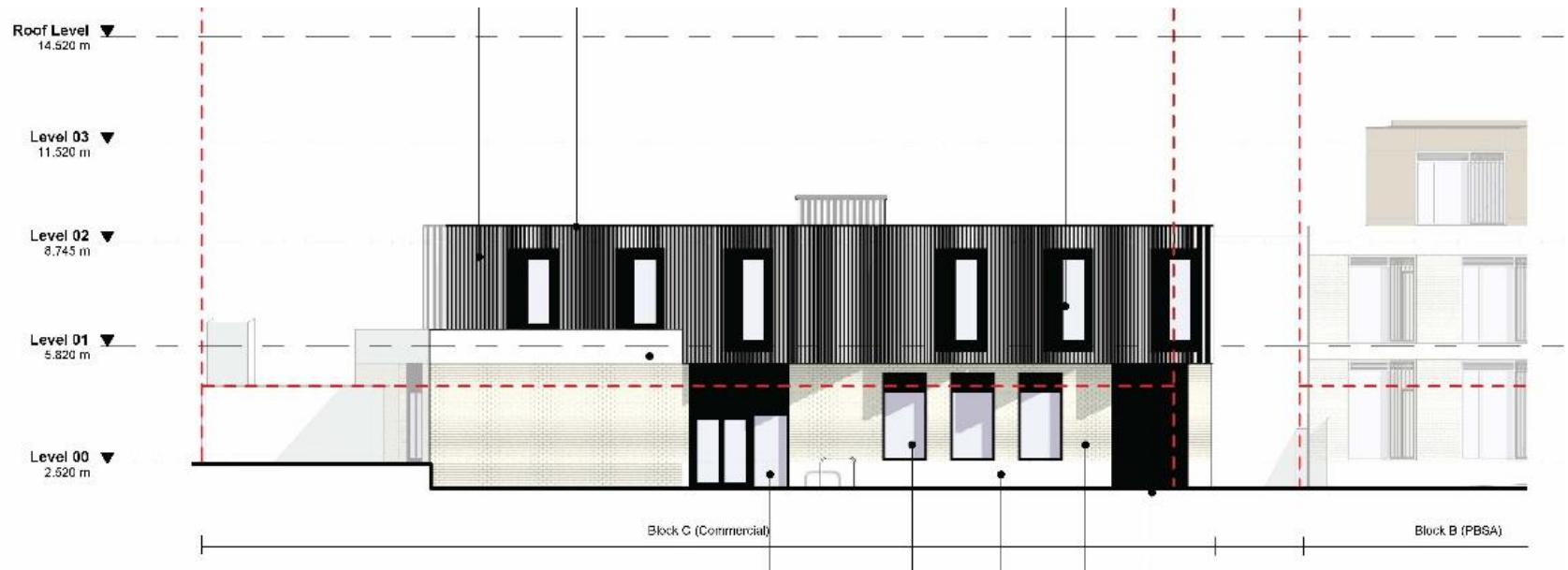
## Design Evolution: Comparative Analysis

— 2019 dismissed appeal scheme



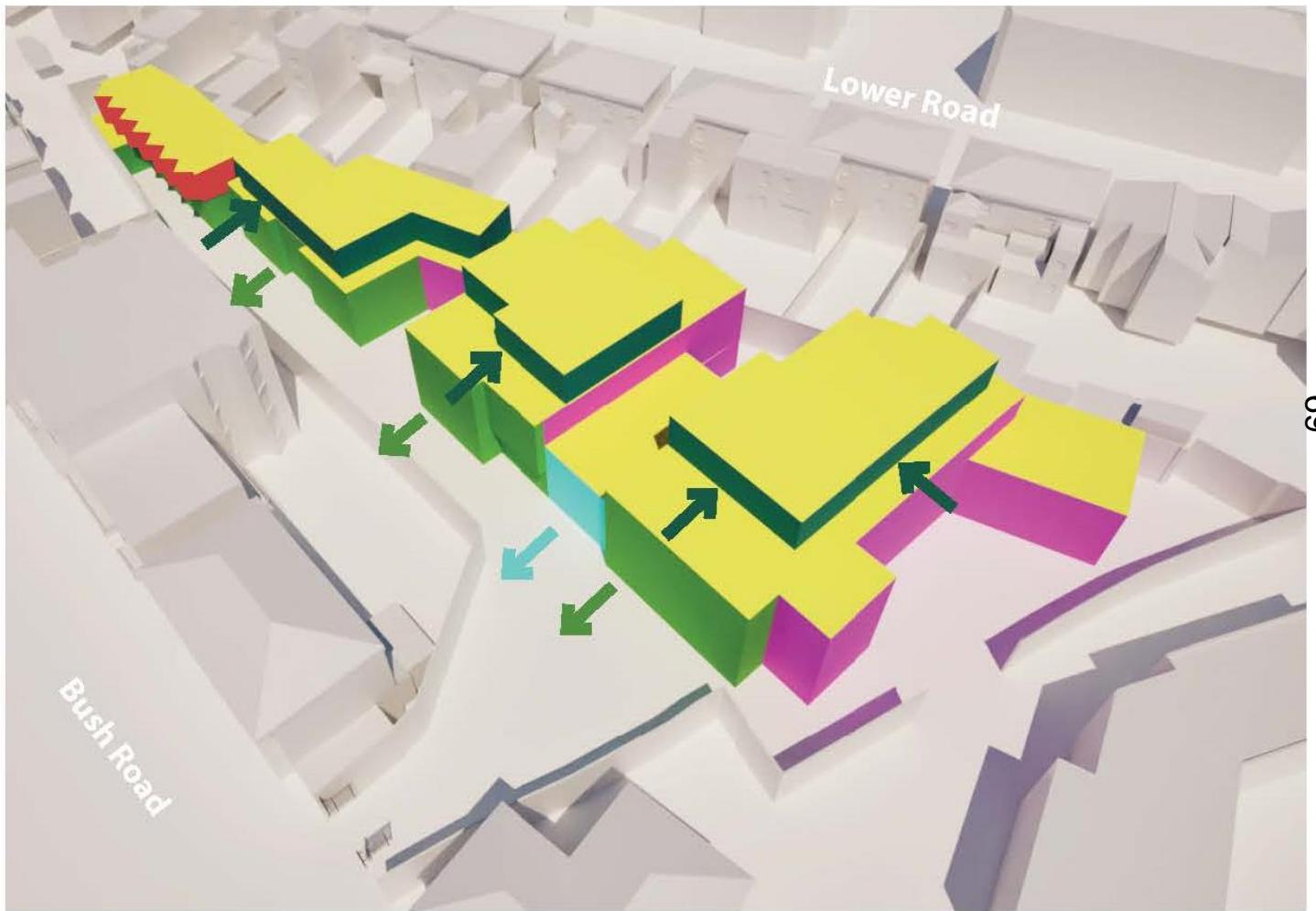
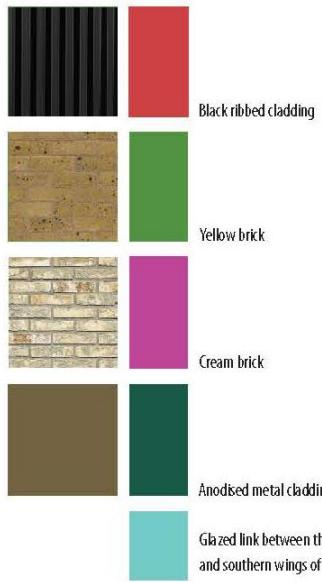
## Detailed Design: Materials

*The 2019 residential application officer report states the 'detailed design of the buildings are contemporary in buff brick and balconies, with legible front doors and attractive courtyard and mews style layouts. If planning permission were to be granted, details of materials would be secured via condition.'*

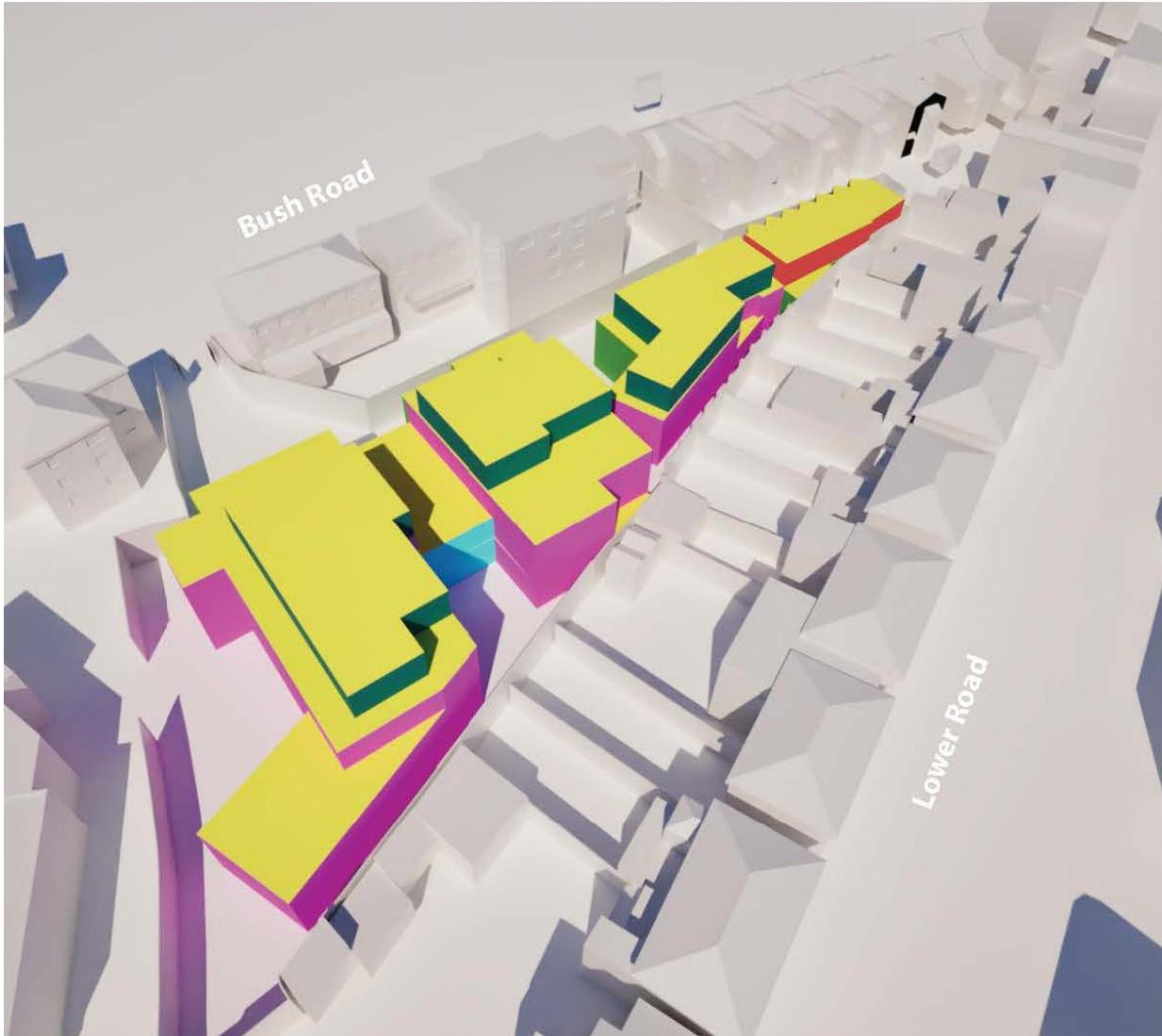
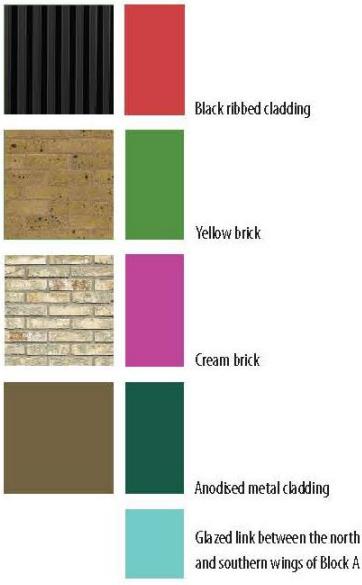


Proposed west elevation Block C: upper floor – black metal

## Proposed Materials: View from the South-West

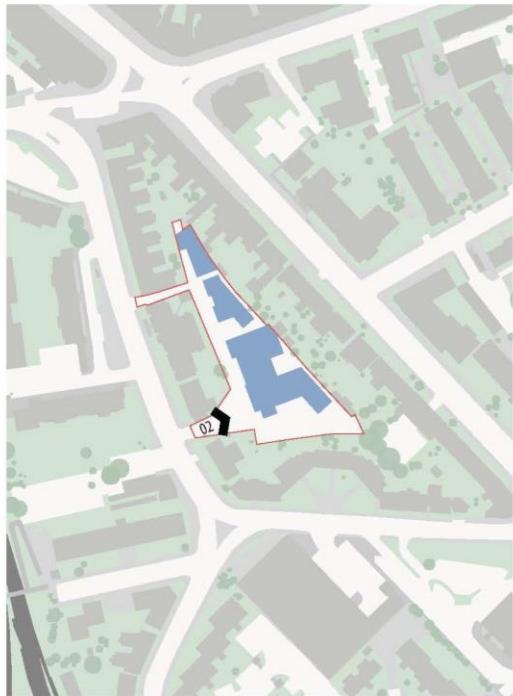


## Proposed Materials: View from the South-East



## Image - Block A View to the East

2 - Arrival Art Plaza



## Image - Blocks A, B and C View to the North

Block A + B + C

View Looking North



## Image - Blocks B and C View to the North

Block B + C

View Looking North

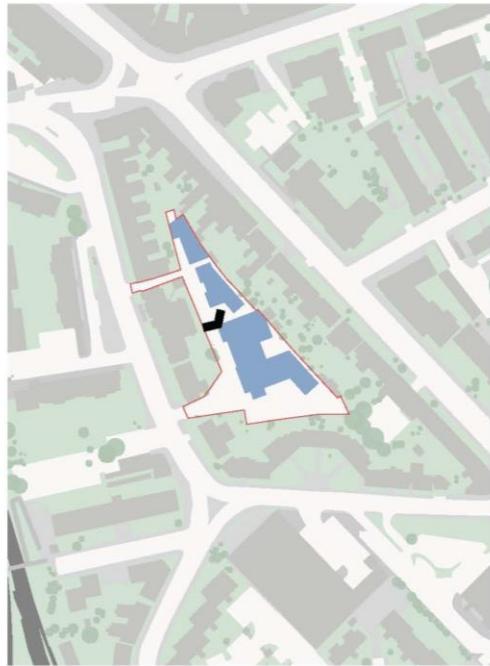


73

## Image - Block A View to the South

Block A

View Looking South



## Image - Block A View to the North-West

Block A

View Looking North-West

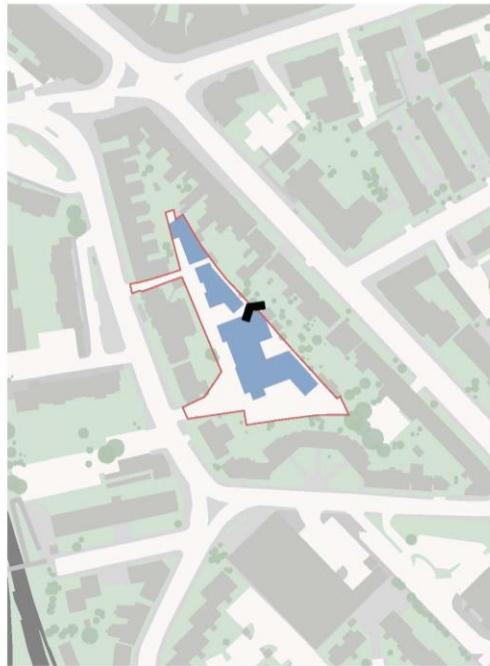


75

## Image - Block B View to the North-East

Block B

View Looking North-East



## Image - Block C View to the North

Block C

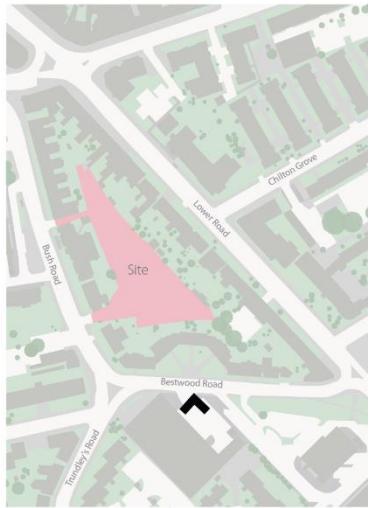
View Looking North



77

## Image – Proposed View from the South

Key



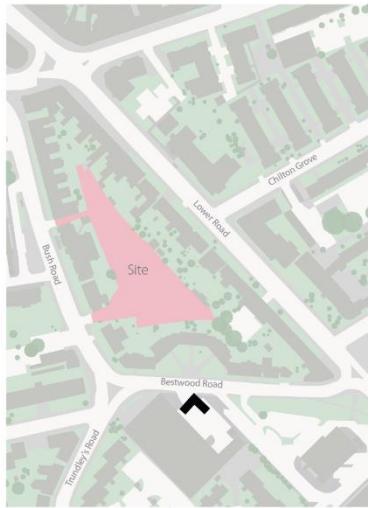
Site



image credit Vu.City

# Image – (Refused / Dismissed appeal scheme) Residential Application view from the South

Key



Site



## Image – Refused / Dismissed appeal scheme/ Proposed view from the South-West

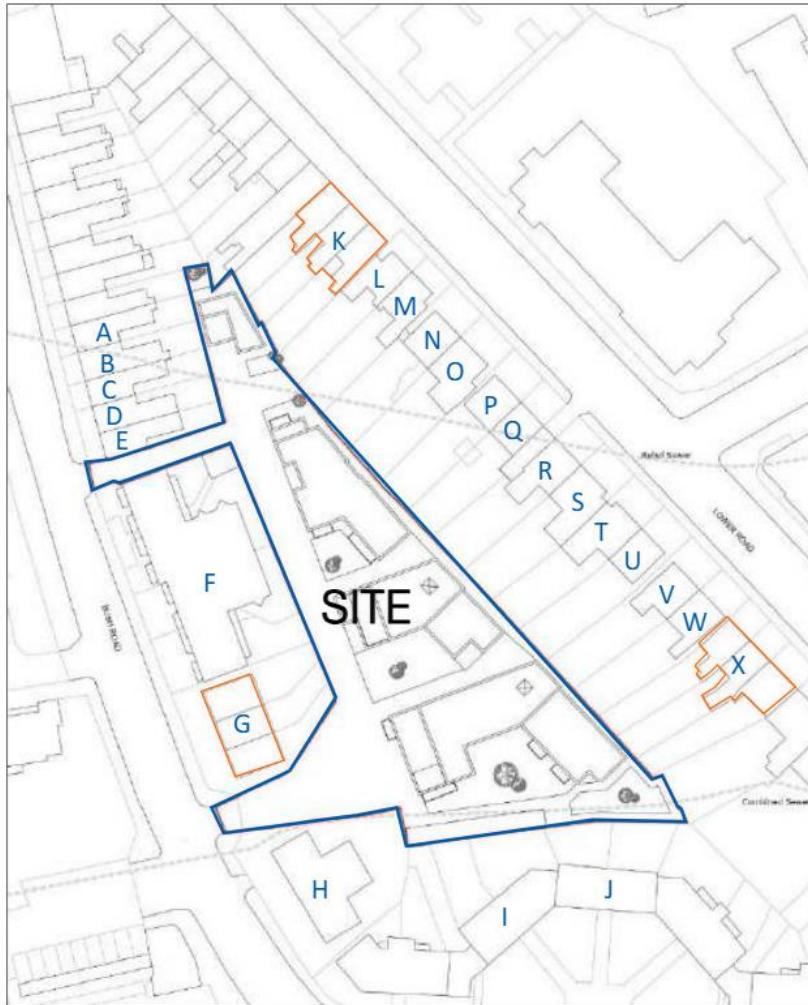


## 2019 Dismissed Appeal Scheme



## Current Planning Scheme

## Impact on neighbouring amenity



- A 11 Bush Road
- B 13 Bush Road
- C 15 Bush Road
- D 17 Bush Road
- E 19 Bush Road
- F 1-21 Nemus Apartments
- G 45a, 45b & 45c Bush Road
- H 47 Bush Road
- I 32 to 38 Bestwood Street
- J 24 to 30 Bestwood Street
- K 216, 218, 220 Lower Road
- L 222 Lower Road
- M 224 Lower Road
- N 226 Lower Road
- O 228 Lower Road
- P 230 Lower Road
- Q 232 Lower Road
- R 234 Lower Road
- S 236 Lower Road
- T 238 Lower Road
- U 240 Lower Road
- V 242 Lower Road
- W 244 Lower Road
- X 246, 248, 250 Lower Road

## Impact on neighbouring amenity

*The 2019 dismissed appeal residential application officer report states the:*

- ‘2015 Technical Update to the Residential Design Standards SPD 2011 defines backland development as sites that are located predominantly to the rear of existing dwellings. The proposed development constitutes backland development in that it is located between two streets. The SPD does not oppose backland development, however states that proposals for backland development **need to minimise impact on the surrounding area and neighbouring amenity**. This is considered throughout this report.’
- ‘...proposed **scheme has evolved since the application was submitted** as concerns were raised around the impact of the three storey flank walls to the rear of properties along Lower Road. The amendments achieve a consistent **1.5m set back from the rear of the gardens along Lower Road at ground and first floors**. Further **set-backs of 3m and 4m are achieved at second floor and 3.5m at third floor**. As such, the proposed development would not result in a continuous wall but would be broken into blocks with spaces between. In addition, each block itself now has set-backs. These reduce the monolithic nature of block and with it the monolithic nature of outlook from the adjacent properties.’
- The gardens of the adjacent properties to the east on Lower Road are quite spacious at between 16 and 20m+ long. This would reduce the impact of the scheme as viewed from these dwellings.

## Impact on neighbouring amenity – ground floor



The proposed development's design and massing aligns broadly with that of 19/AP/2544, which was found to be acceptable in design terms

## Impact on neighbouring amenity – first floor



## Impact on neighbouring amenity – second floor



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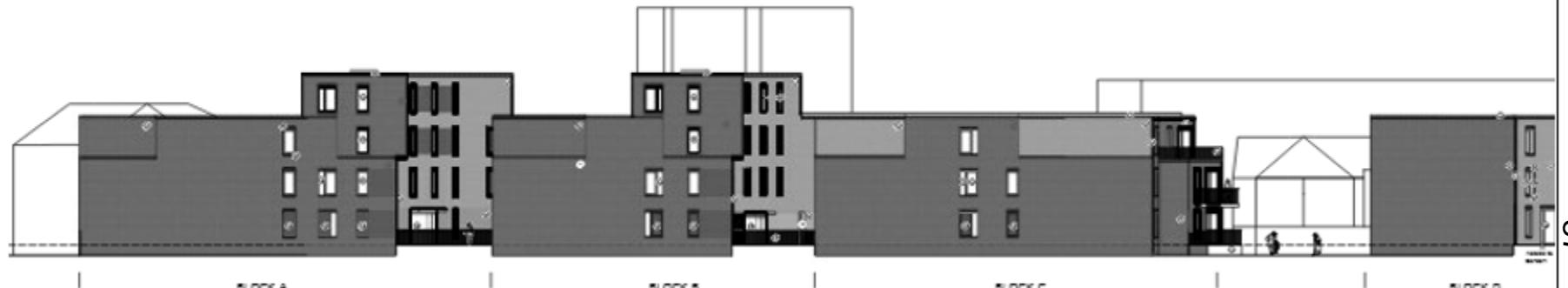
## Impact on neighbouring amenity – third floor



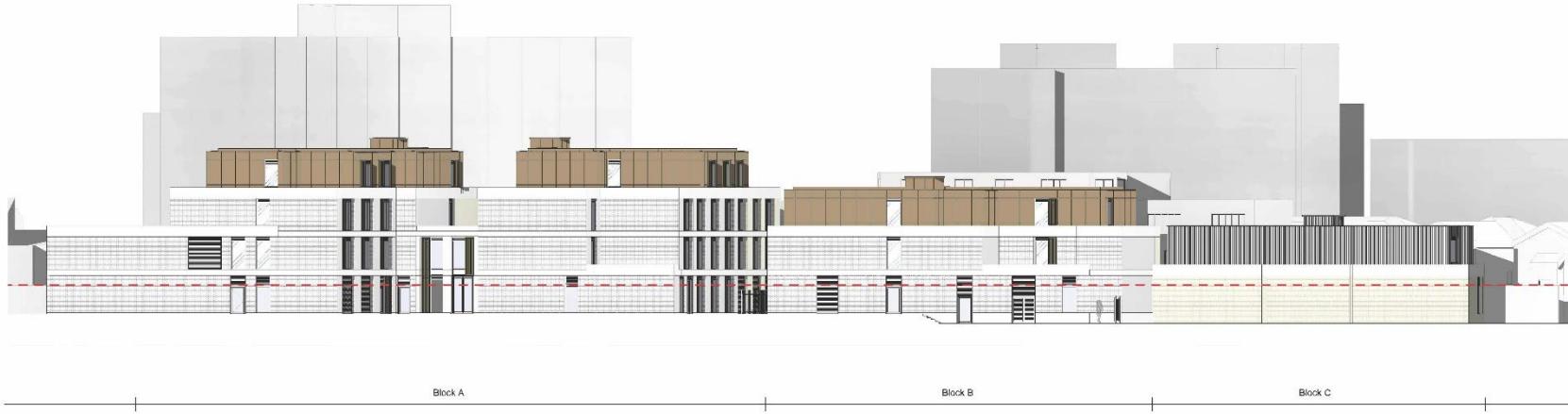
98

## Rear view from Lower Road properties (to the east of the site)

### PROPOSED EAST ELEVATION Dismissed appeal scheme 2019



### Current application



## Proposed ground floor



## Proposed first floor



# Proposed Second Floor



## Key

- Studio Type 1
- Studio Type 2
- Studio Type 3
- Studio Type 4
- Studio Type 5
- Studio Type 6
- Studio Type 7
- Studio Type 8
- Studio Type 9
- Accessible Studio Type 9
- Common Space
- Laundry
- Office
- B+ Store
- Cycle Store
- Pant
- Corridor
- Shared Lobby
- Ventilated Corridor
- Vertical Circulation
- W/C

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0m 5 10 15 20 25 30



Key Plan

Hatched and cross-hatched areas denote objects not to scale.

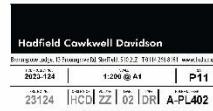
Area P1 - > CS - > Area RS - > 01/01/2025  
 Updated 10/01/2025 from HOK 23/04/23 - Landscape, levels, tracking  
 Last updated 10/01/2025  
 Drawing Title Updated  
 Drawing CS - > CS - > RS - > 06/01/2024  
 HOK - > CS - > RS - > 06/01/2024  
 Drawing P1 - > CS - > RS - > 06/01/2024  
 Landscaping updated  
 Drawing P1 - > CS - > RS - > 06/01/2024  
 Drawing updated  
 Drawing P1 - > RS - > RS - > 29/11/2024  
 Drawing P1 - > RS - > RS - > 29/11/2024  
 Design Update FOR PLANNING  
 Drawing P1 - > RS - > RS - > 29/11/2024  
 Design Update FOR PLANNING  
 Drawing P1 - > RS - > RS - > 29/11/2024  
 Accessible Room types updated  
 P1

## A3 | PLANNING



Student Housing, Bush Road,  
Southwark

Second Floor General Arrangement  
Plan As Proposed



## Proposed Third Floor



# Proposed development – distance from neighbouring properties



01 Previously Resolved Scheme - Roof Plan  
1:200



02 Proposed Scheme - Roof Plan  
1:200

## Relative distances to the rear of the neighbouring properties to Lower Road

The scheme's design mitigates opportunities for overlooking. The Separation Distances Comparison Drawing demonstrates that acceptable distances from neighbouring windows have been maintained, and that windows have been placed in locations which avoid loss of privacy. The Applicant has committed to a condition for obscured glazing on non-habitable windows (e.g. corridors and stairwells), if needed, in closest proximity to neighbouring development.

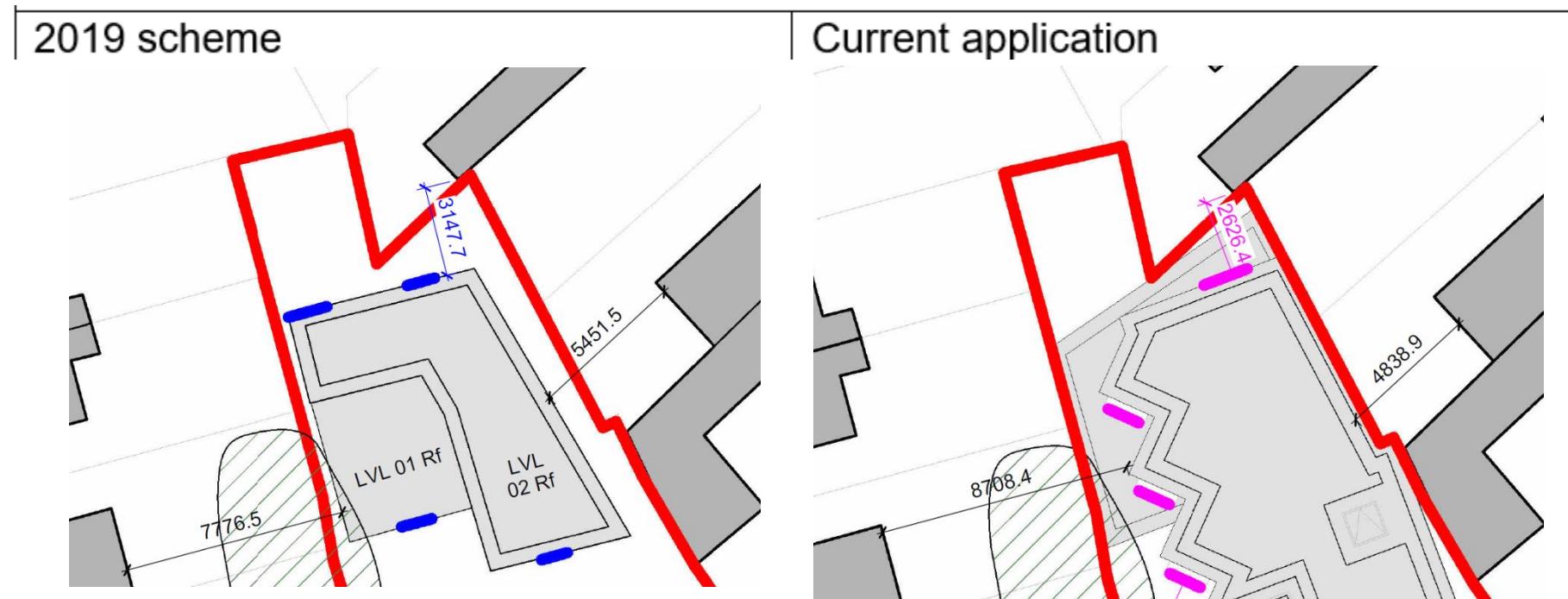
**Key:**

- Habitable Window Location
- Non-habitable Window Location
- Site Boundary

**Boundary Conditions**

- A** Approx. 2.7m high brick boundary wall
- B** Approx. 2.3m high timber fence sat on low wall wall

Note: Window locations do not include ground floor openings, first - third floor only.



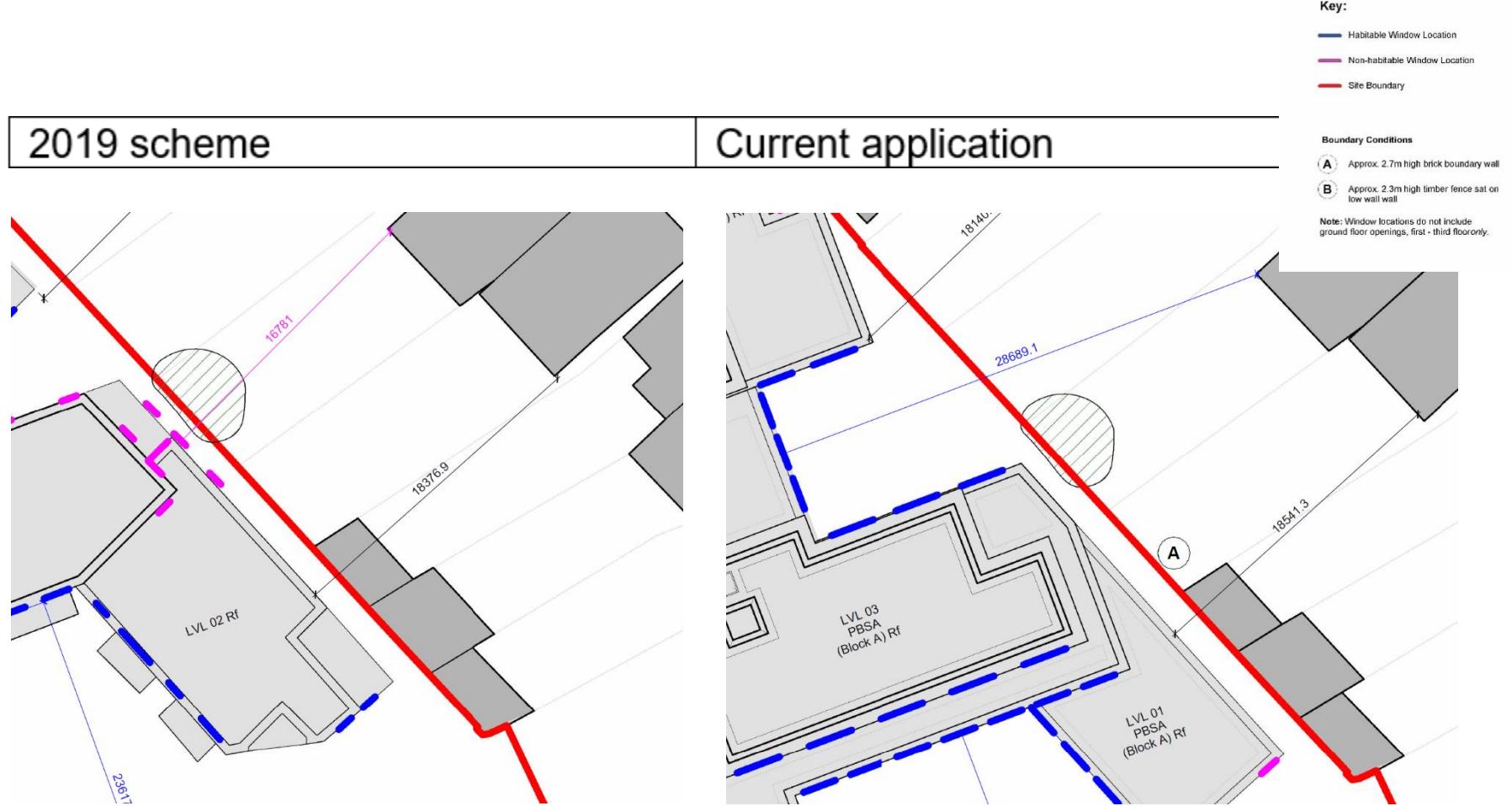
## Relative distances to the rear of the neighbouring properties to Lower Road



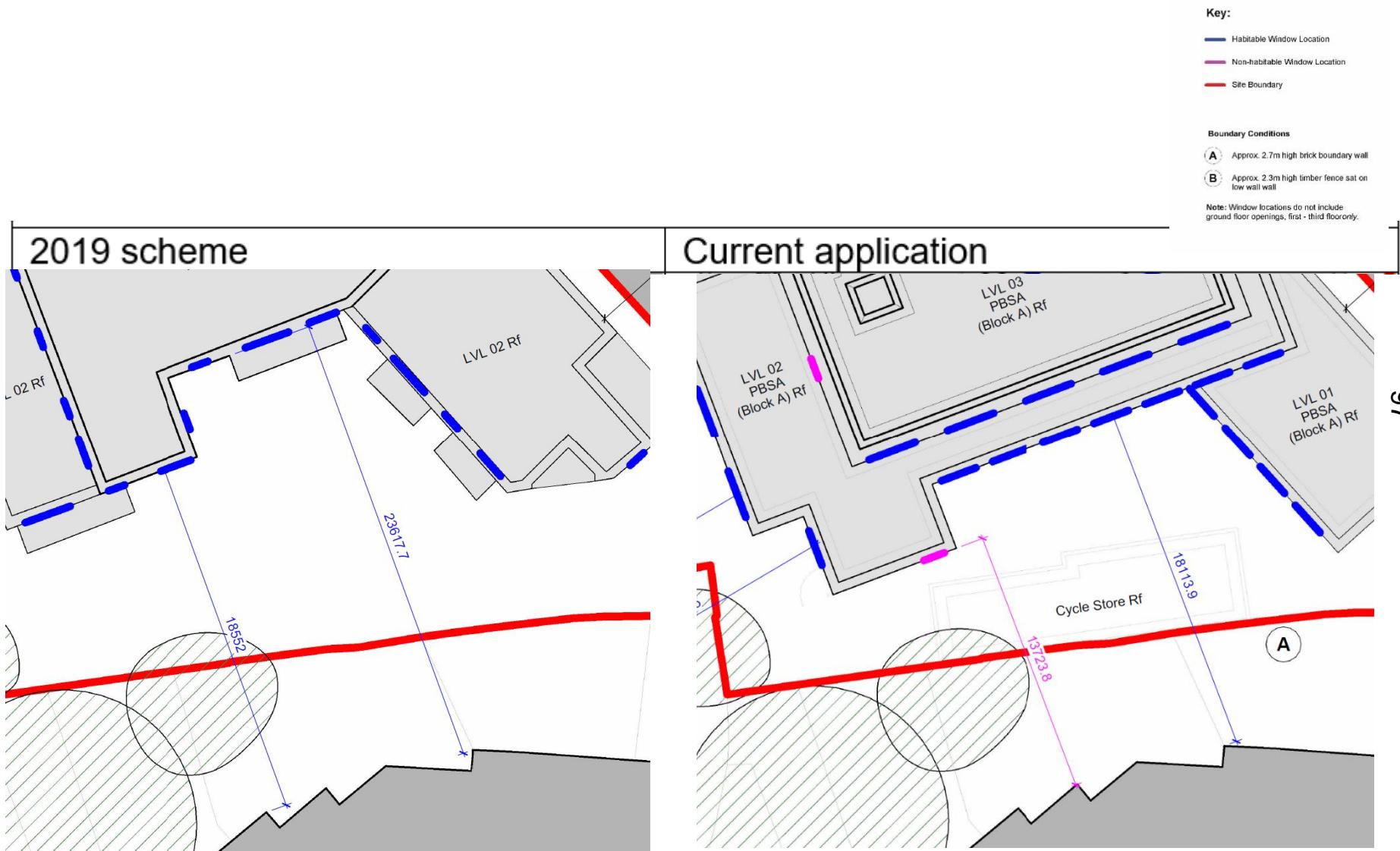
# Relative distances to the rear of the neighbouring properties to Lower Road



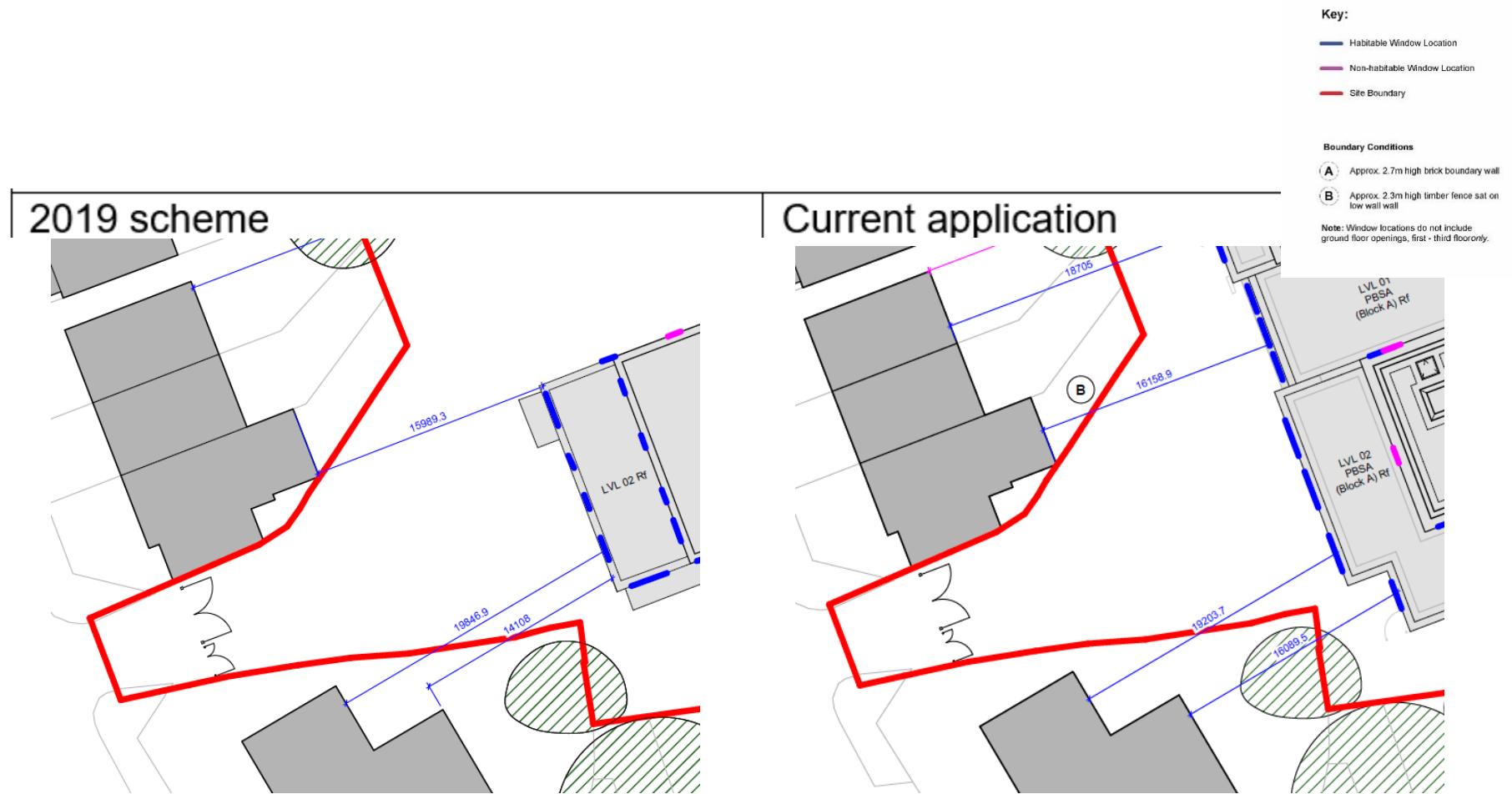
## Relative distances to the rear of the neighbouring properties to Lower Road



## Relative distances to the rear of the neighbouring properties to Bush Road (South)



# Relative distances to the rear of the neighbouring properties to Bush Road (West)



# Relative distances to the rear of the neighbouring properties to Bush Road (West)

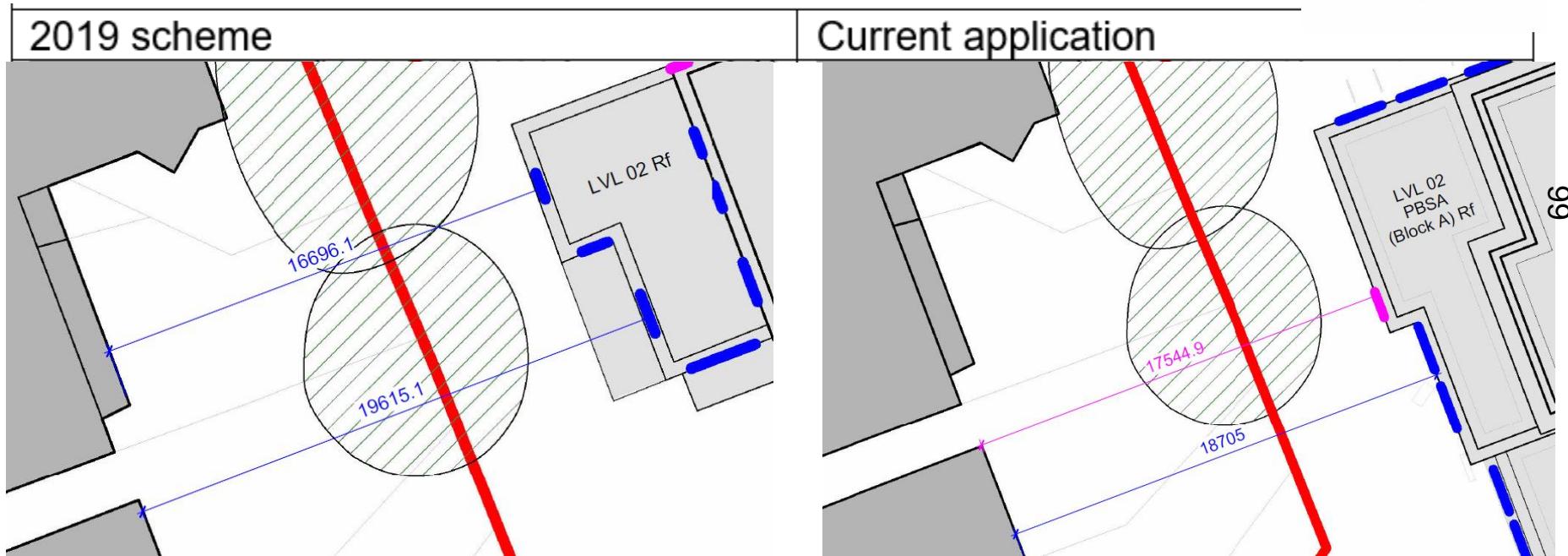
## Key:

- Habitable Window Location
- Non-habitable Window Location
- Site Boundary

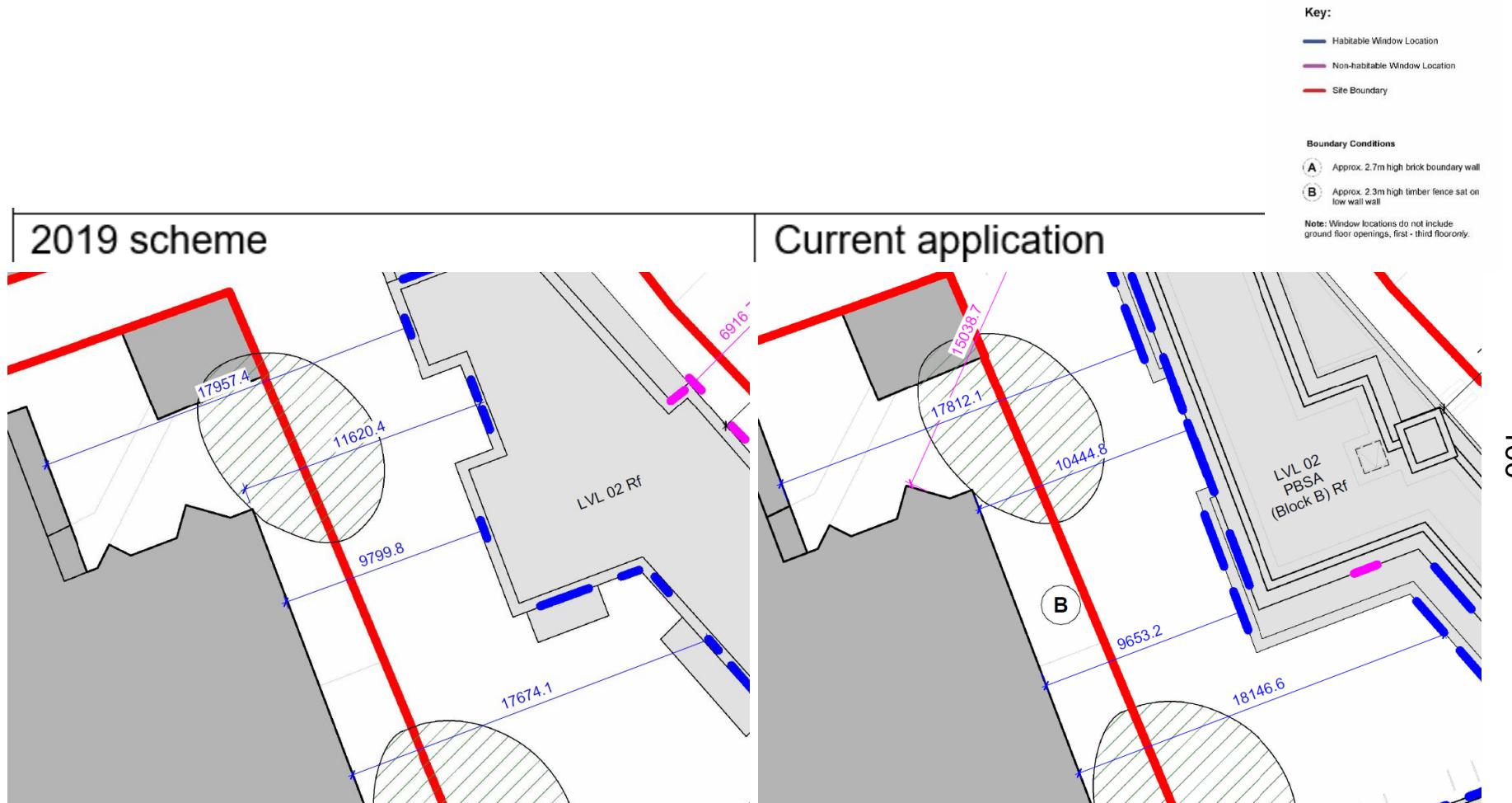
## Boundary Conditions

- A** Approx. 2.7m high brick boundary wall
- B** Approx. 2.3m high timber fence sat on low wall wall

Note: Window locations do not include ground floor openings, first - third floor only.



# Relative distances to the rear of the neighbouring properties to Bush Road (West)



# Relative distances to the rear of the neighbouring properties to Bush Road (West)

## Key:

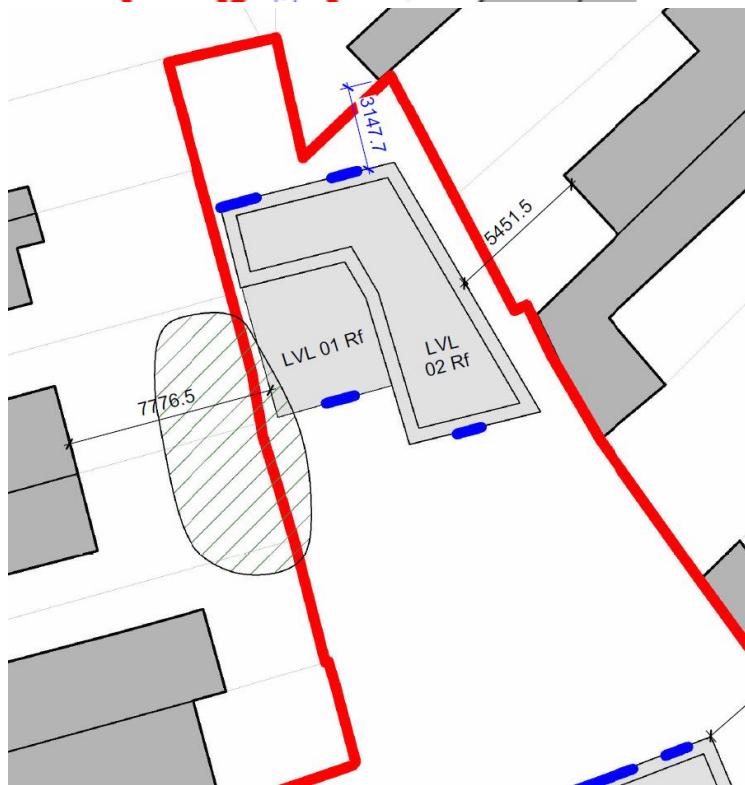
- Habitable Window Location
- Non-habitable Window Location
- Site Boundary

## Boundary Conditions

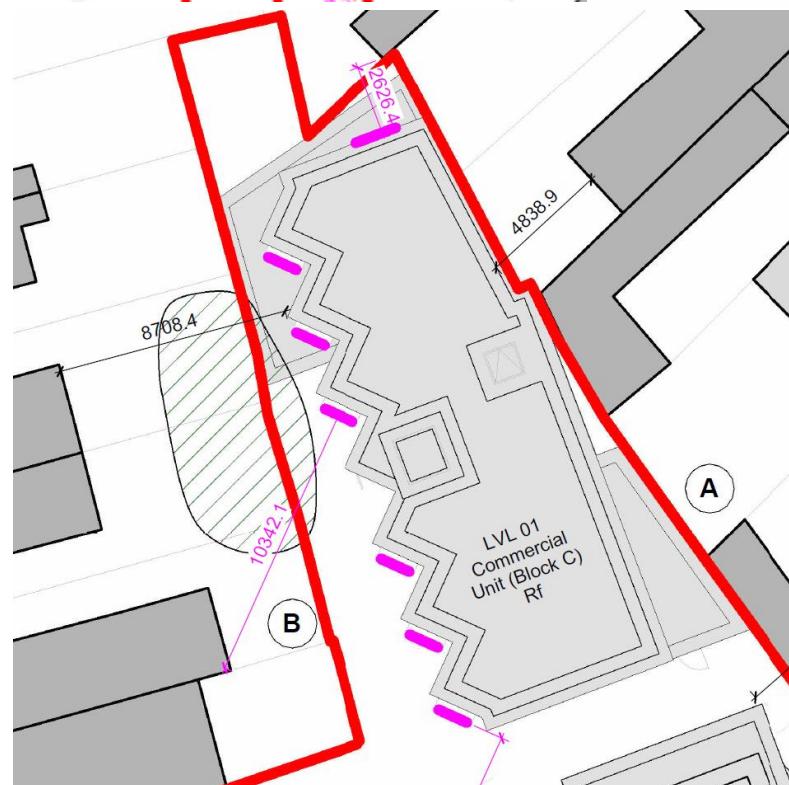
- A** Approx. 2.7m high brick boundary wall
- B** Approx. 2.3m high timber fence sat on low wall wall

Note: Window locations do not include ground floor openings, first - third floor only.

## 2019 scheme



## Current application

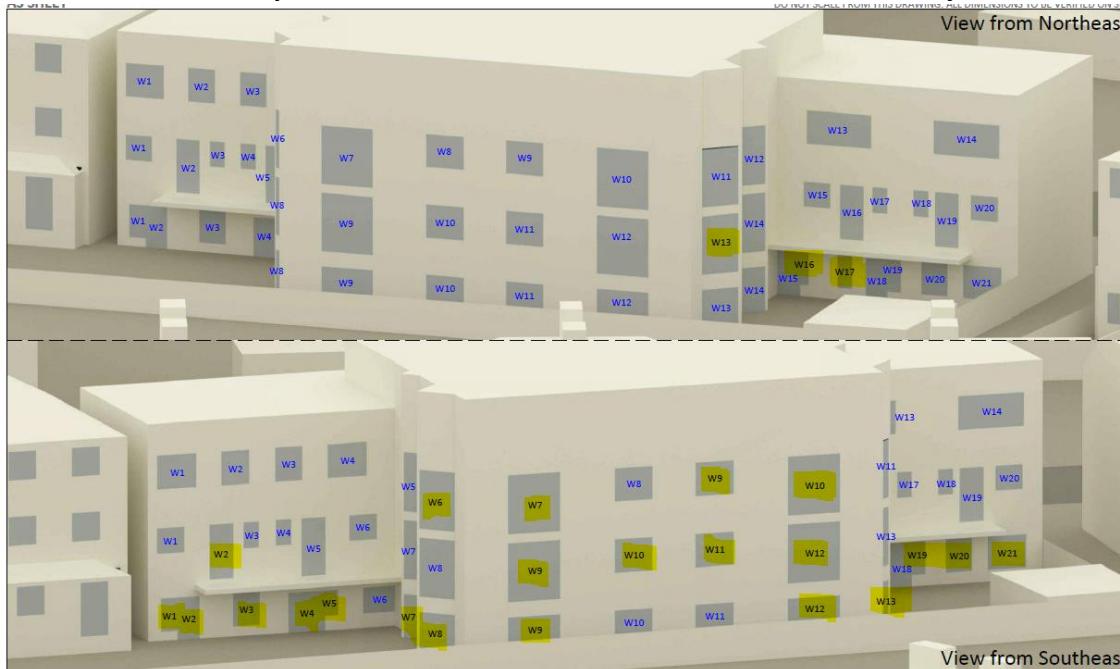


101

## Daylight: Vertical Sky Component

### 1 - 21 Nemus Apartments, 21 - 43 Bush Road

The 2019 dismissed appeal residential application officer report states that 'of the **58 windows assessed, 38 windows would meet BRE Guidelines in terms of VSC**. These windows have also been assessed in terms of VSC with the effect of the balconies removed and this results in 43 of the windows complying with BRE Guidelines. As such, 11 windows would experience reductions of 21 - 29% and 4 windows would experience reductions of 30 - 39%. These reductions are not significantly beyond BRE Guidelines which identify an adverse impact where there is a reduction beyond 20%.'



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## Daylight: Vertical Sky Component

### 11 Bush Road

The 2019 dismissed appeal residential application officer report states that '*9 windows have been assessed and 7 of these comply with BRE Guidelines in terms of VSC, whilst 2 windows would experience minor impacts at no more than a 0.77 proportional reduction.*'

### 13 Bush Road

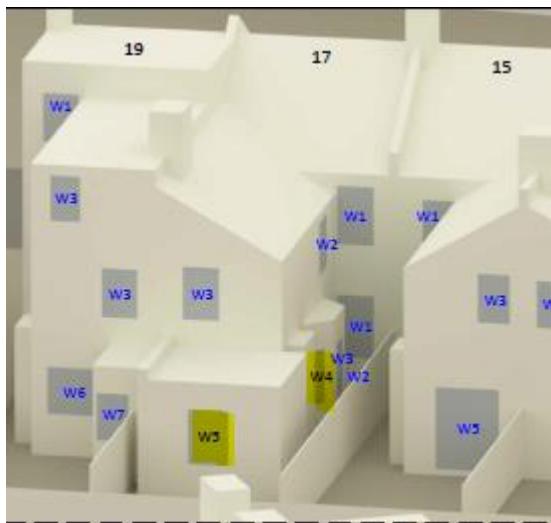
The 2019 dismissed appeal residential application officer report states that '*9 windows have been assessed and 7 of these comply with BRE Guidelines in terms of VSC, whilst 2 windows would experience minor impacts at no more than a 0.70 proportional reduction.*'

# Daylight: Vertical Sky Component

## 17 Bush Road

The 2019 dismissed appeal residential application officer report did not identify any detrimental loss of daylight to 17 Bush Road.

The addendum Daylight and Sunlight report includes a detailed analysis of the impact on the ground floor living room (W4) and bedroom (W5).



### ‘Living room (W4)

- The proposal results in a reduction in VSC of between 0.0 and 15.8% to the four windows serving the room. This meets BRE guidance.

### Bedroom (W5)

- The proposal results in a reduction in VSC of 45% to the window serving the room, which is largely due to the proximity of the window to the boundary.

## Daylight: Vertical Sky Component

### 222 Lower Road

The 2019 dismissed appeal residential application officer report states that '*all windows comply with BRE Guidelines in terms of VSC, with the exception of one window. This is a large glazed patio door for a living room to the rear of the ground floor at 222 Lower Road and is located close to the site boundary. The VSC would reduce from 31.1 to 11.8. Notwithstanding this, the room served by the patio door is also served by two further windows and a roof light.*'

### 228 Lower Road

The 2019 dismissed appeal residential application officer report states that '*further assessments were undertaken on 228C Lower Road following consultation responses from neighbours. The assessment finds that all windows, with the exception of one living room window would comply with BRE Guidelines in terms of VSC. The window is a large patio door at ground floor close to the boundary. The living room is served by 2 other windows and a rooflight. The room would comply with BRE Guidelines in terms of DD meaning that the principal living space would not experience an overall adverse impact as a result of the proposed development.*'

## Amenity impact

The proposed development would not be overbearing in terms of its massing – ranging from part 1, and 2 to 4 storeys in height, it is generally level with or at most one storey above the closest built form (3-3.5 storeys), and is in keeping its wider context (max. 7 storeys).



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## Daylight: Vertical Sky Component

### 230 Lower Road

The 2019 dismissed appeal residential application officer report states that '*7 out of the 8 windows assessed comply with BRE Guidelines in terms of VSC. The window that fails experiences a proportional reduction of 0.79 which is very marginally beyond BRE Guidelines of 0.8.*'

### 232 Lower Road

The 2019 dismissed appeal residential application officer report states that '*there is one window at ground floor that would fail to comply with BRE Guidelines in terms of VSC with a proportional reduction of 0.73 which is not significantly beyond BRE Guidelines of 0.8. The window serves a room which is also served by another window which would comply with BRE Guidelines.*'

### 234 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 9 windows assessed, all except 1 would meet BRE Guidelines in terms of VSC.*'

### 236 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 13 windows assessed, 11 would comply with BRE Guidelines in terms of VSC. The impacts on the 2 windows would be very minor, retaining VSC values of around 26% (where BRE Guidelines state that VSC values of 27% result in appropriate levels of daylight).*'

## Daylight: Vertical Sky Component

### 238 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 8 windows assessed, 7 would comply with BRE Guidelines in terms of VSC. The one window that would fail would experience a proportional reduction of 0.77 times its former value, which is not significantly beyond BRE Guidelines of 0.8.*'

### 240 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 4 windows assessed, 3 would comply with BRE Guidelines in terms of VSC. The one window that would fail would experience a proportional reduction of 0.73 times its former value, which is not significantly beyond BRE Guidelines of 0.8.*'

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### 242 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 7 windows assessed, 5 would comply with BRE Guidelines in terms of VSC. The two windows would still achieve VSC values of 26% and 26.8% which are not significantly below BRE Guidelines of 27% and is not deemed inappropriate for an urban location.*'

## Daylight: Vertical Sky Component

### 244 Lower Road

The 2019 dismissed appeal residential application officer report states that '*of the 7 windows assessed, 6 meet BRE Guidelines in terms of VSC. The one window that does not meet BRE Guidelines has a VSC value of 24.8% which is not significantly below BRE Guidelines of 27% whereby there would not be an adverse impact on levels received.*'

## Daylight Distribution

The **2019 dismissed appeal residential application officer report states:**

**'1 - 21 Nemus Apartments, 21 - 43 Bush Road' dismissed appeal**

43 out of 46 rooms ...would comply with BRE Guidelines in terms of DD. This means that whilst some windows would not meet BRE Guidelines in terms of VSC, the overall rooms that they serve would still receive an appropriate level of daylight. The 3 rooms that would fail are bedrooms and are not principal living spaces. As such, the overall impacts on these properties are not considered to be unacceptable in terms of daylight.'

**242 Lower Road dismissed appeal**

One room would fail to meet BRE Guidelines in terms of DD with a proportional reduction of 0.72, not significantly BRE Guidelines of an adverse impact at 0.8.

The **2019 dismissed appeal residential application officer report** states:

'1 - 21 Nemus Apartments, 21 - 43 Bush Road dismissed appeal

...windows would all comply with BRE Guidelines in terms of Annual Probable Sunlight Hours.'

'11 Bush Road dismissed appeal

One window would fail to meet BRE Guidelines in terms of Annual Probable Sunlight Hours, however the room which the windows serve is also served by other windows which would comply in terms of Annual Probable Sunlight Hours. On balance, there would not be an unacceptable impact on sunlight.'

232 Lower Road dismissed appeal

One window would fail to meet BRE Guidelines in terms of Annual Probable Sunlight Hours, however this is a roof light to the ground floor adjacent to a two storey structure that restricts receipt of sunlight. The impacts are therefore due to the existing design rather than the proposed development.

## Sunlight 2 of 3

### 236 Lower Road dismissed appeal

One window would fail to meet BRE Guidelines in terms of Annual Probable Sunlight Hours, however this window already does not meet the recommended levels in the existing environment. The lack of access to sunlight is therefore not as a result of the proposed development.

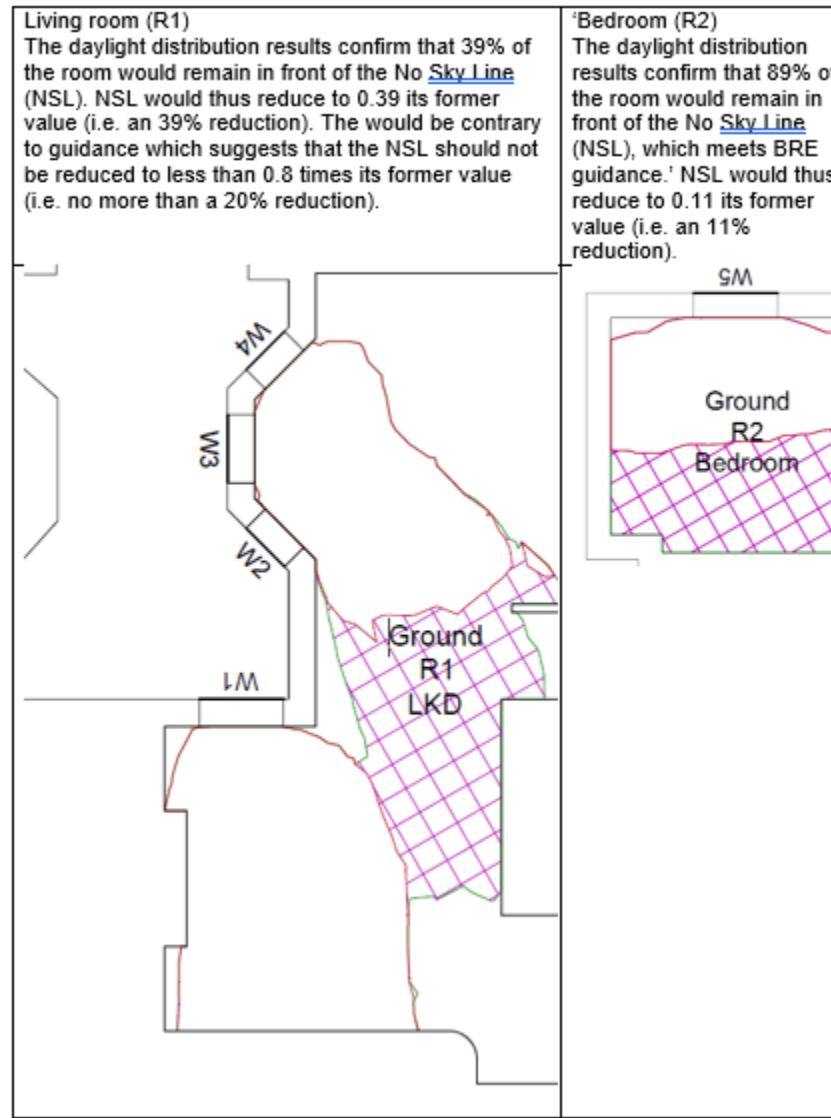
### 17 Bush Road

The 2019 dismissed appeal residential application officer report did not identify any detrimental loss of sunlight to 17 Bush Road.

The addendum Daylight and Sunlight report includes a detailed analysis of the daylight distribution impact on the ground floor living room (R1) and bedroom (R2).

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## Sunlight 3 of 3: 17 Bush Road

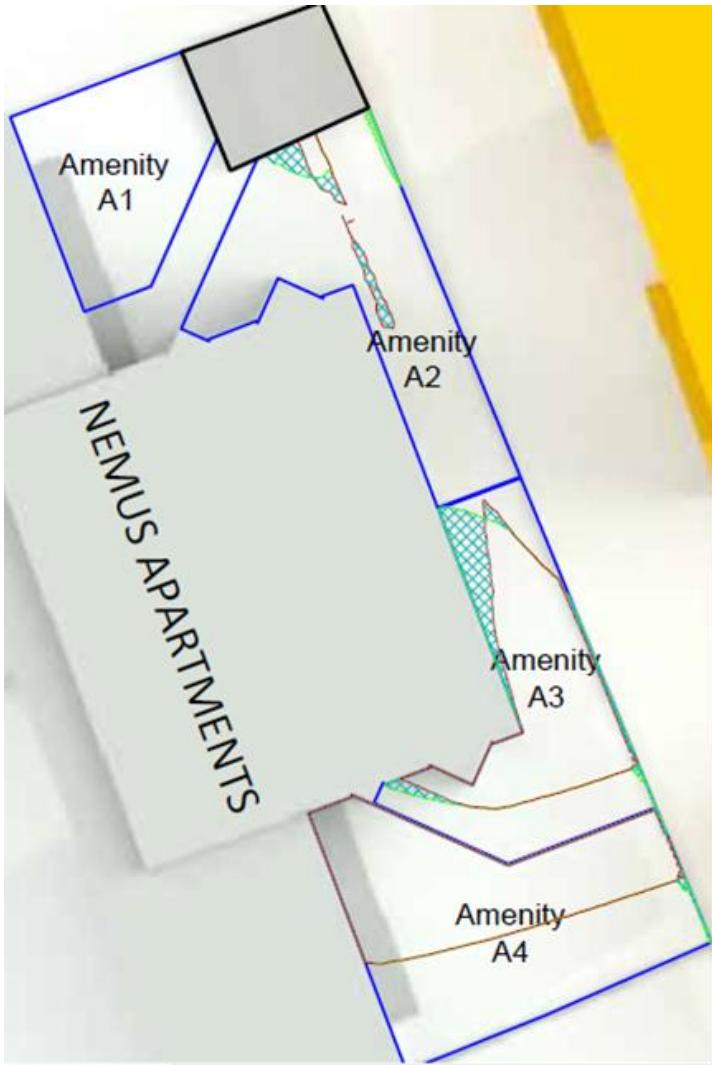


## Overshadowing

*The 2019 dismissed appeal residential application officer report states:*

‘An overshadowing analysis has been carried out on 17 neighbouring gardens... The ...gardens that fail are **216, 218 and 228 Lower Road** which are relatively small and constrained gardens. Whilst the minor loss of sunlight to these gardens is not ideal, it is acknowledged that they already receive limited sunlight as a result of the existing surrounding environment and that any development on the application site would likely have some impact. If the scheme were found to be acceptable on all other matters then an on balance approach would be taken to this minor impact.’

## Overshadowing



### Nemus Apartments

More than 50% of the area of each amenity space would receive at least two hours of sunlight on 21 March, with this also more than 0.8 times its former value.

# Fire Safety



## Key:

<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Fire Appliance Block A (F.A)
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Fire Appliance Block B (F.A)
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Fire Appliance Block C (F.A)
<span style="display: inline-block; width: 15px; height: 10px;"></span>	Travel distance from fire appliance
<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Hatch denotes fire tender maneuvering zone
<span style="color: red;">*</span>	Asterisk denotes localised areas of glazing to receive fire rated glazing to mitigate fire re-entrant.
<span style="color: green;">H</span>	Position of new on-site fire hydrant

## General Note:

Fire Tender dimensions based on assumption of appliance being 'Dennis Sabre Fire Engine' 10.2m x 2.3m.

## Travel Distances:

### Block A:

$A_1 - A_2 = 5.42m$  (from appliance to dry rise inlet point)  
 $A_5 - A_6 = 2.84m$  (from appliance to dry riser inlet point)  
 $A_3 - A_4 = 27.14m$  (from dry riser outlet to furthest internal corner)  
 $A_7 - A_8 = 18.28m$  (from dry riser outlet to furthest internal corner)

### Block B:

$B_1 - B_2 = 27.56m$  (from appliance to ingress point)  
 $B_2 - B_3 = 41.87m$  (from ingress point to furthest internal corner)

Total Distance = 69.43m

### Block C:

$C_1 - C_2 = 10.33m$  (from appliance to ingress point)  
 $C_2 - C_3 = 16.46m$  (from ingress point to furthest internal corner)

Total Distance = 26.79m

## **Servicing, deliveries and vehicle access**

The vehicle tracking for a refuse vehicle and fire tender demonstrate safe ingress and egress.

The commercial unit at the north end of the site would be serviced (for example, use of a buggy to transport items from the loading bay at the south end)

### **Traffic around a blind corner at Bestwood Street**

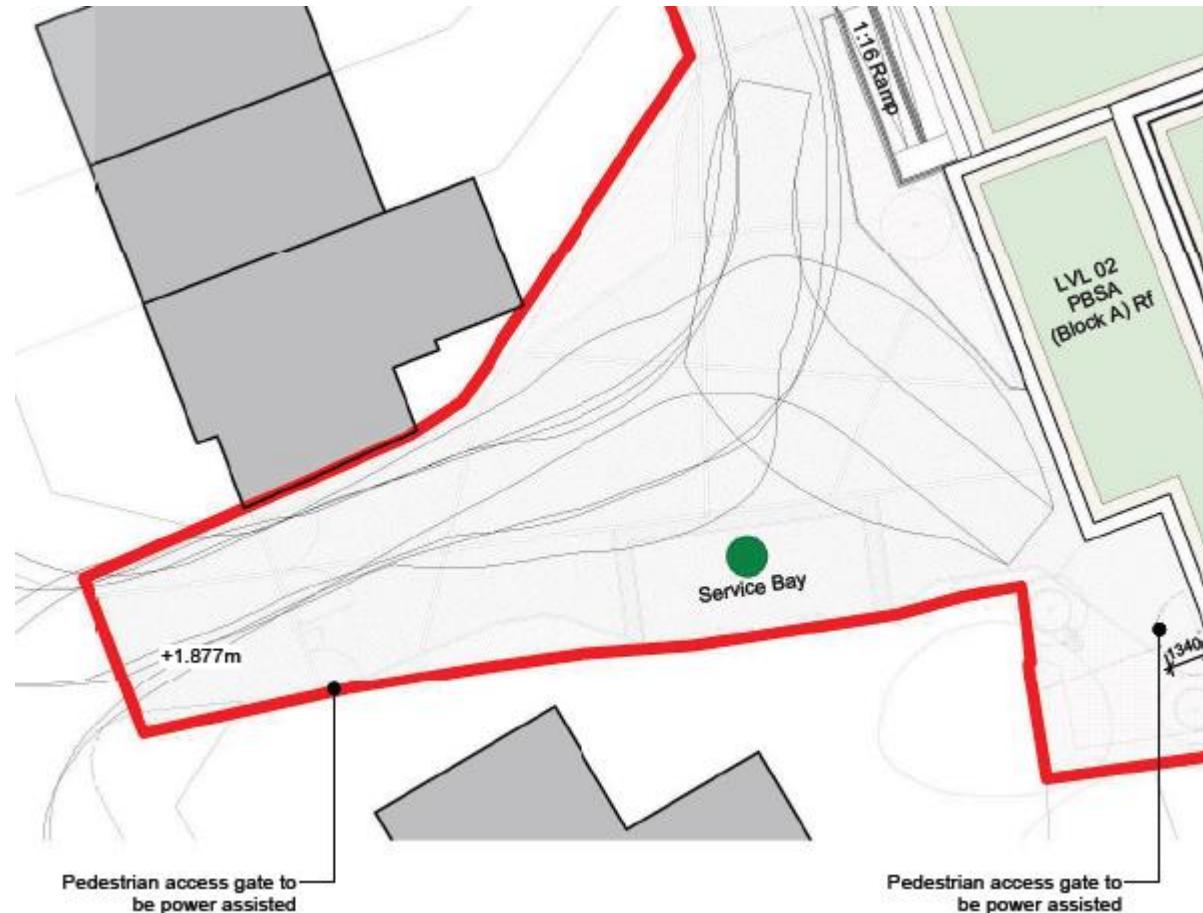
The main access will be approximately 35m from the Bush Road / Bestwood Street junction, and would provide sufficient visibility to the public highway.

Our Transport Team advise while daily delivery/servicing trips will most likely exceed 12, the excess trips are likely to be undertaken on mopeds, and the site has space to accommodate these.

The above would be a reduction of approximately 63 trips compared with the previous plant and machinery hire use.

Neither Transport for London, our Transport Team or our Highways Team raised vehicle access safety as an issue.

## Location of service bay



### Entrance and gate

The main gate would be 3.85m wide and the pedestrian / wheelchair gate would be 1.2m wide.

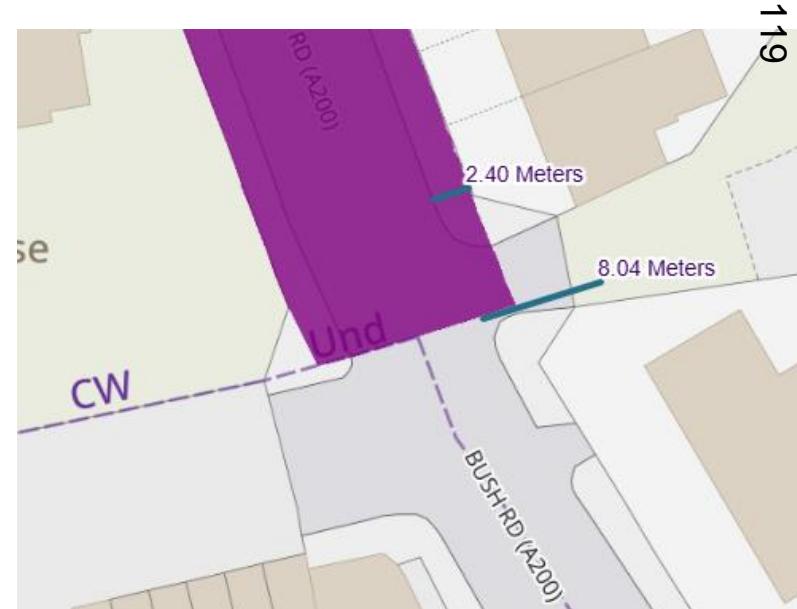
The gate will be managed internally by the on-site team and will meet Secure By Design  $\frac{1}{8}$  standards.

The gate would be set back 8m+ from the highway and 3m from the pavement.



There is adequate visibility. The stopping sight distance for **20mph** is 25m. If vehicles speed around the bend, some measures need to be introduced to lower speeds.

A **road safety audit** can be included in the S278 process.



## Disabled parking

Given the very constrained nature of this site, and the **need for on-site delivery and servicing**, our Transport Team advised the applicant should remove Blue Badge Bays from the proposal.

The site is in a **Public Transport Accessibility Level 5** area, meaning public transport accessibility is considered excellent.

Transport for London is upgrading **Surrey Quays station** (less than 500m from the site) and will soon provide lifts to enable **step-free access** to the Windrush line.

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**Canada Water station** is also located 1.1km from the site and already offers **step-free access** to the Jubilee and Windrush lines, as well as several bus routes.

To mitigate the **shortfall of disabled parking**, there is secure and weatherproof parking for **adapted cycles** within the proposed cycle store.

## Highways Works

Section 278 Agreement will be required for works to the public highway:

- Resurfacing of footways around the site
- Removal of redundant secondary access crossover and restoration to full-height kerb footway
- Introduction of new and/or upgraded and resurfaced primary access vehicle crossover
- Bond for value of works, plus a monitoring fee, will be secured by our Highways Team

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## Flood Risk

Objectors raised concern with regard the impact of the proposal on sewage issues they have experienced on Lower Road.

**Thames Water** were consulted but did not comment.

The site currently drains into two existing Thames Water combined sewers via three outfalls with a total existing discharge capacity: 50.5 l/s.

Infiltration is limited due to site geology (clay and silt), so connection to combined sewers remains necessary.

The new drainage strategy aims to **significantly reduce discharge** into the combined sewer system. Surface water will be attenuated to 2.5 l/s using sustainable urban drainage measures. Foul water will be discharged via gravity sewers into the existing combined sewer. It is noted the 2.5 l/s discharge rate was previously agreed with the Lead Local Flood Authority (LLFA) under planning application 19/AP/2544.

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## Flood Risk CONDITIONS

The Southwark flood risk team recommend approval of the application with the addition of conditions in relation to details of:

- Drainage Strategy and
- Drainage Strategy – Verification Report

The Environment Agency have no objection subject to a remediation strategy condition. This condition was also advised by our Environmental Protection Team 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*.

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### **Sustainable urban drainage**

- 885sqm green roofs
- 833sqm pervious pavements and
- 2,661sqm (catchment area) attenuation tanks

# Community involvement and engagement

Community engagement by applicant:

- **Website**

Published on **2nd August 2024** - includes answers to Frequently Asked Questions about the Proposed Development and a form through which locals can give feedback on the proposals. The website received **628 unique visits over the first four weeks** following its publication.

- **Multi-platform social media campaign**

Ran from **2nd to 26th August 2024** - targeted at residents in the vicinity of Bush Road, with a broad age range (18-65+). This campaign had a **reach of 10,100 people**.

- **Newsletters**

**5th August 2024** - posted to **500 homes** in the vicinity of the Site. The newsletter explained how residents could provide feedback via the website, or by calling or emailing the company delivering the newsletters.

- **Door-to-door canvassing**

- Early 2025 - to better understand local attitudes in relation to the Proposed Development.

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## Councillor involvement and engagement

### Applicant contacts with ward councillors in 2025

#### Cllr Whittam:

- Call on 19/2/25
- Teams call (with Cllr Cryan (ward colleague)) on 3/4/25
- Site meeting on 24/11/2025

#### Cllr Cryan

- Teams call (with Cllr Whittam on 3/4/25)

#### Cllr Roberts

- Several attempts to contact by email and phone, and invited to Teams meeting

#### Meetings and contact reports:

- For Cllr Helen Dennis (New Homes and Sustainable Development) on 25/3/25 and former Cllr Bill Williams who works for Neil Coyle MP on 20/3/25

Planning Obligation	Mitigation
Affordable housing	£3,710,000: in-lieu financial contribution
Carbon offset fund	£37,064
Highway works (as part of the S278 agreement)	<ul style="list-style-type: none"> <li>-The vehicle crossover at the proposed pedestrian access to the northwest of the site must be narrowed</li> </ul>
	<ul style="list-style-type: none"> <li>-The redundant vehicle crossover at the proposed pedestrian access must be removed and returned to a full kerb-height footway</li> </ul>
	<ul style="list-style-type: none"> <li>-Resurfacing of footways around the site</li> </ul>
	<ul style="list-style-type: none"> <li>-Introduction of new and/or upgraded and resurfaced vehicle crossover</li> </ul>
	<ul style="list-style-type: none"> <li>-Bond for value of works, plus a monitoring fee, will be secured by Highways</li> </ul>
Deliveries and servicing	Delivery and servicing management plan (DSP) bond
Parking permits	Development excluded from eligibility for Controlled Parking Zone permits
Total financial Contributions	£3,747,064
Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond)	2% of total financial contributions

## CONCLUSION

### Benefits

- Local businesses via student population expenditure
- Affordable housing contribution circa £3.7m
- Accessible routes
- 106 student rooms
- Re-use of suitable brownfield
- Overall reduction in flood risk - Sustainable Drainage Systems
- Urban greening
- Biodiversity gain
- Reduced industrial noise and /pollution

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The benefits would outweigh the impact on neighbour amenity.

It is recommended that planning permission be granted, subject to conditions and a S106 Legal Agreement.

<b>Meeting Name:</b>	Planning Committee (Smaller Applications)
<b>Date:</b>	8 December 2025
<b>Report title:</b>	<b>Addendum report</b> Late corrections and clarifications
<b>Ward(s) or groups affected:</b>	London Bridge & West Bermondsey, Dulwich Village and Rotherhithe
<b>Classification:</b>	Open
<b>Reason for lateness (if applicable):</b>	Not applicable
<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 6.1: 25/AP/1899 - Potters Fields Park, London SE1 2SG

#### Additional consultation response (from ward councillor)

4. One additional letter of support was received from ward councillor (Emily Hickson). It is recommended that the planning committee chair reads the statement during the section of the meeting in which the ward councillor is invited to speak (see 'Smaller Applications Procedure Note', section 4(d)). The overall planning recommendation remains unchanged. The letter of support is set out below.
5. *"As ward councillors, we are supporting the applicant's request to extend the permitted number of event days on Potters Fields Park from 75 to 80. Based*

*on long experience of how the Trust manages this space, we do not believe this modest increase will have any material impact on local residents.*

*It is important to be clear that the 80 days include all rigging and derigging. These are not additional activity days but simply the total number of days something is on site. In practice, only a fraction of those days involve events themselves, and these events are tightly managed within agreed hours, with no late-night working. The Trust has operated under these conditions for many years, and the record speaks for itself: almost no noise complaints, and no pattern of event-related nuisance.*

*Concerns have been raised by residents about noise, anti-social behaviour and loss of open space. We understand these anxieties, but they do not reflect the park's track record or the public benefit delivered. Anti-social behaviour in the park overwhelmingly occurs late at night when no events are taking place, and it should not be conflated with well-managed daytime or early-evening community and cultural activity.*

*The park remains open and accessible throughout events, with pedestrian routes maintained. Structures are temporary and quickly removed. Crucially, the income from these limited event days is what allows the Potters Fields Park Management Trust to maintain not just Potters Fields Park to Green Flag standard, but also to look after the much-loved gardens at St John's Churchyard. The Trust has consistently reinvested in greening, planting, biodiversity improvements and general upkeep that directly benefit residents and workers who rely on these spaces daily.*

*These events are not exclusive or closed off to the community. Many are public, many are cultural or educational, and the Trust has repeatedly demonstrated its ability to handle higher footfall responsibly, with strong on-site stewardship that protects the lawns, planting and surrounding environment.*

*Given the minimal impact and the clear, ongoing gains for our local environment and community spaces, we are confident that extending permission to 80 event days is reasonable, proportionate and in the public interest. It will help secure the long-term health, quality and accessibility of two important local green spaces.*

*Emily Hickson - Labour Councillor for London Bridge and West Bermondsey, received by the LPA on Wednesday, December 3, 2025 5:16 PM.”*

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

6. Having taken into account the additional information, following consideration of the matters raised, the recommendation remains that planning permission should be granted, subject to conditions.

## ITEM 6.2: 10 Gallery Road, London SE21 7AB

### Additional public consultation response (from the Dulwich Society).

7. One additional letter of support was received from the Dulwich Society. The revised total(s) of public consultation responses are as follows: zero letters of objection and three letters of support. Any references to public consultation responses within the report pack for ITEM 6.2: 10 Gallery Road London Southwark SE21 7AB should be read and considered in conjunction with the addendum note. The overall planning recommendation remains unchanged.
8. The letter of support reads as follows: *"These comments are made on behalf of the Dulwich Society. The Society's aims and objectives are to foster and safeguard the amenities of Dulwich, both in the interests of its residents and the wider community of which it is a part, and to increase awareness of the varied character that makes the area so special. We support this application to refurbish and upgrade the existing clubhouse and extension to update the facilities on offer."*

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

9. Having taken into account the additional information, following consideration of the matters raised, the recommendation remains that planning permission should be granted, subject to conditions.

## ITEM 6.3: 24/AP/3577 - Land Rear 19 to 49 Bush Road, London, SE8 5AP

### Paragraph 224

10. An objector submitted the following photographs of accidents along Bush Road opposite the southern entrance to the site:





Paragraph 233 – flood risk

11. An objector submitted the following photograph of a 'water tank required to ensure prompt recovery of loss of water' and also submitted a copy of a letter from Southwark Council to residents of William Evans House advising them that they can use the Seven Islands Leisure Centre washing facilities when they experience a loss of water.



Paragraph 273 – Thames Water comments

12. Thames Water Thames provided a response in January 2025 (duplicate added to planning register on 28th November):

Waste Comments

13. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

14. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

15. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to

minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

16. Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.
17. Connecting directly into a trunk or chemical sewer can be complex and dangerous, therefore they should only be considered where no alternative points of connection to local sewers are available. We don't allow connections to trunk sewers in greater London – instead, you will need to choose an alternative point of connection to a non-trunk sewer or requisition a new connection and associated pipe laying from us. If you apply for a requisition we'll select a suitable connection point, which may not be your preferred connection point. Where a connection into a trunk or chemical sewer is necessary, we will insist on carrying out the work ourselves and recharge you under Section 107 of the Water Industry Act 1991. An application to connect must be submitted to Thames Water developer services as early as possible to allow time to conduct technical reviews and surveys as required – costs will apply. Please see more information on the application process for connecting into a trunk or chemical sewer <https://developers.thameswater.co.uk/Domestic-and-small-commercial/Wastewater/Connecting-to-a-trunk-or-chemical-sewer>.
18. The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "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 sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our 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-scale-developments/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) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

## Water Comments

19. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).
20. On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. 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 Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

### Paragraph 318:

#### Further Highways Team comments:

21. There is adequate visibility at the retained vehicle access. The stopping sight distance for a 20mph is 25m. If vehicles speed around the bend, some measures need to be introduced to lower speeds.
22. A stage 2 road safety audit can be included in the S278 process.

### Paragraph 323:

#### Further Transport Team comments:

23. The site is in a PTAL 5 area, meaning public transport accessibility is considered excellent. TfL is upgrading Surrey Quays station (less than 500m from the site) and will soon provide lifts to enable step-free access to the Windrush line. Canada Water station is also located 1.1km from the site and already offers step-free access to the Jubilee and Windrush lines, as well as several bus routes.
24. To mitigate the shortfall of disabled parking, there is secure and weatherproof parking for adapted cycles within the proposed cycle store.

#### *Pavement outside too narrow for queuing*

25. The existing pavement on Bush Road is 2.4m wide, which meets LBS' Streets for People requirements. There will be no change to the footway width as a result of the development. The applicant has predicted an uplift of 13 trips on foot per day, which is not expected to impact pedestrian comfort levels.
26. The applicant has submitted vehicle tracking, a draft DSMP, a trip generation report and a movement plan. Officers are satisfied that there is adequate space

within the site for vehicles, cyclists and pedestrians to enter and egress without queuing on the pavement. Further details on delivery and servicing, as well as student move-in and move-out, will be conditioned to ensure these events can be managed without queuing.

*Road Safety Audit process*

27. If concerns remain about the blind bend, we can ask the applicant to go through the Road Safety Audit process – this is an independent review of the design of the access in relation to its environment.

APPENDIX 1

CONDITIONS

Condition 1

28. The correct site location plan number is 23124-HCD-ZZ-ZZ-DR-A-PL900 P04  
Site location plan 21.11.2025

Our Enforcement Team recommend –

Condition 5. Temporary fencing, hoarding and/or enclosure

29. No development shall commence until details of a scheme for temporary fencing, hoarding and/or enclosure have been submitted to and approved in writing by the Local Planning Authority. Any fencing, hoarding and/or enclosure shall be erected in accordance with the approved details prior to commencement of the development and shall be retained for the duration of the demolition and construction works.

30. Reason: To ensure that the impacts during the construction on occupiers of neighbouring properties in terms of pollution and nuisance are minimised and in the interest of the visual amenity, in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Condition 9. Means of enclosure for all site boundaries

31. No development shall commence until details of the means of enclosure for all site boundaries, including a specification for repairing/maintaining any boundary treatments to be retained, have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be carried out prior to above ground works and all site boundaries shall be retained and maintained in perpetuity.

32. Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14

(Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

New pre-commencement condition: Existing buildings / removal of debris

33. No development shall commence until all buildings and structures existing on the application site at the date of this permission (with the exception of the brick building abutting the northern site boundary) have been demolished, the debris removed from the site and the site cleared.
34. Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).
35. The new / additional condition excludes the existing brick building to the north as this currently has a W/C and the applicant is considering retaining it as site welfare during construction (subject to confirmation in a construction logistics plan).

New condition – Thames Water:

36. "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 sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan.
37. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

New informative:

38. Thames Water – public sewer:
39. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

40. Thames Water – water pressure:

41. Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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

42. 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**

43. 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**

44. 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**

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