

Planning Committee (Smaller Applications)

Wednesday 22 July 2026

7.00 pm

Ground floor meeting rooms (G01 A B & C) 160 Tooley Street,
London SE1 2QH

Supplemental Agenda No.1

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	Addendum report and Members pack.	

Welcome to Southwark Smaller Planning Committee

22 July 2026

MAIN ITEMS OF BUSINESS

Item 6.1
56-60 Comber Grove, London, SE5 0LD

Item 6.2
Alleyn's School, Townley Road, SE22 8SU



Councillor Richard Taylor
(Chair)



Councillor Jane Salmon
(Vice Chair)



Councillor Andy Higson



Councillor Sean Hannigan



Councillor James Moyse



Councillor Margy Newens



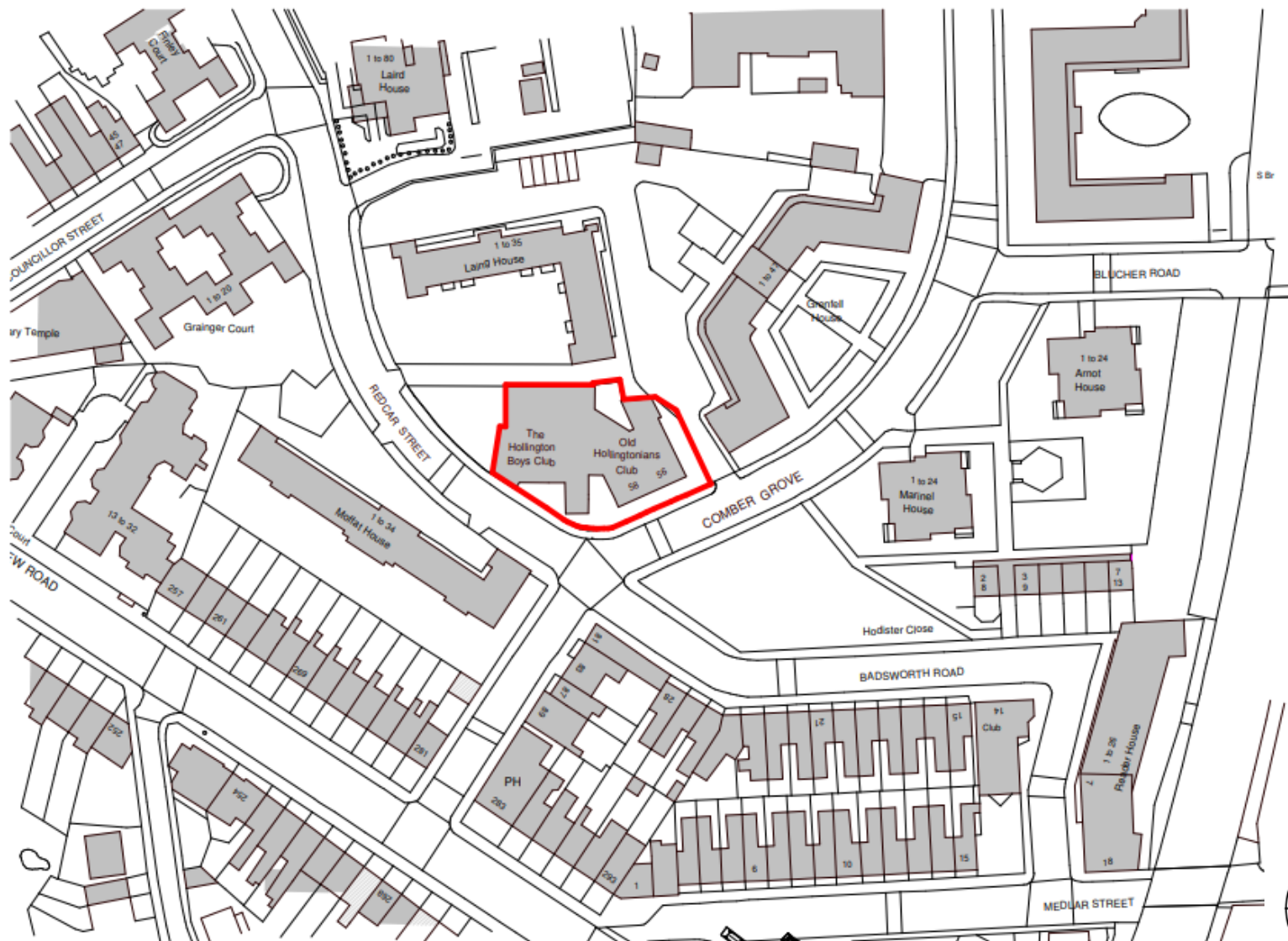
Councillor Kath Whittam

Item 6.1 - 25/AP/3183

56-60 Comber Grove, London, SE5 0LD

Demolition of existing buildings and the redevelopment of the site to provide 39 dwellings (Use Class C3) in a six-storey building, along with associated landscaping, dedicated plant and storage facilities, and other associated works.

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Location Plan



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Aerial View



Planning Designations

- Area Vision Boundary Camberwell
- Hot Food Takeaway Exclusion Zone – Primary and Secondary School
- Urban Zone
- Flood Zone 3
- AQMA

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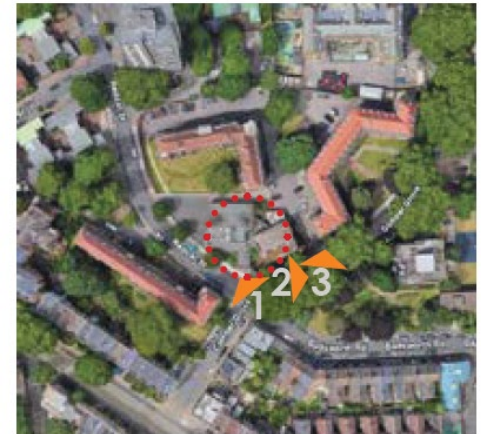
^ Street view



Photographs of the site



^ Street view



Photographs of the site



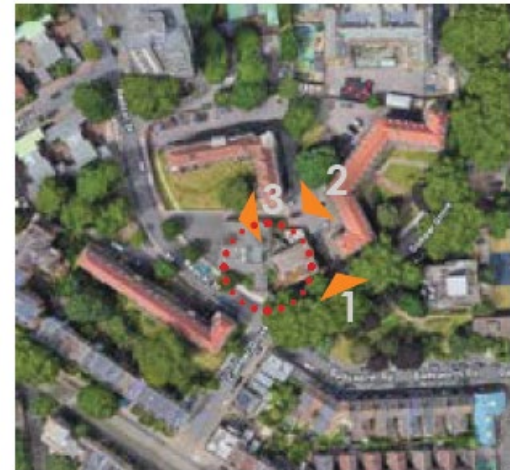
A Street view



Back view



Side view



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Photographs of the site



^ Street view



6

Photographs of the site



^ Street view

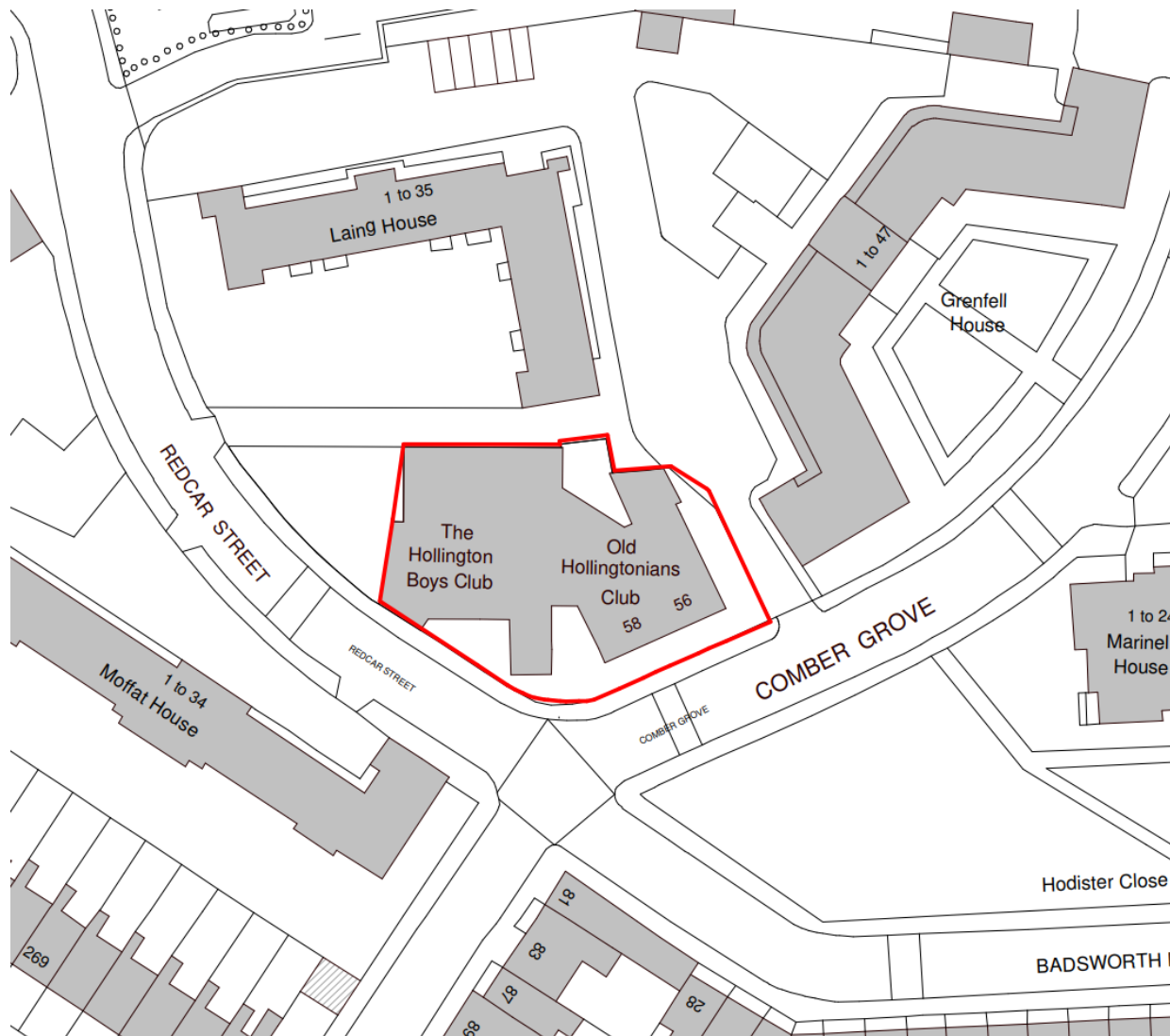


^ Street view

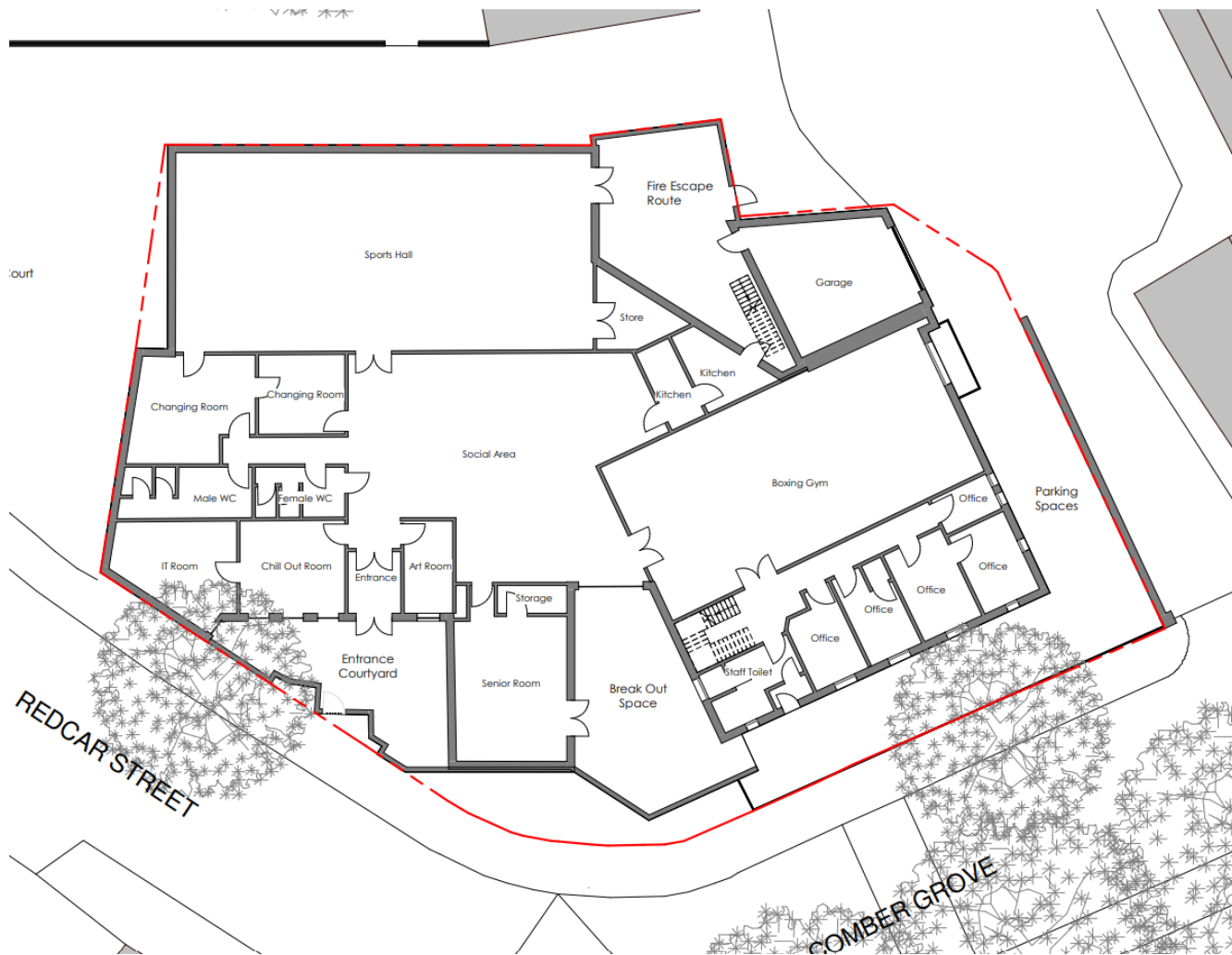


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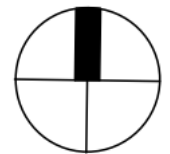
Photographs of the site

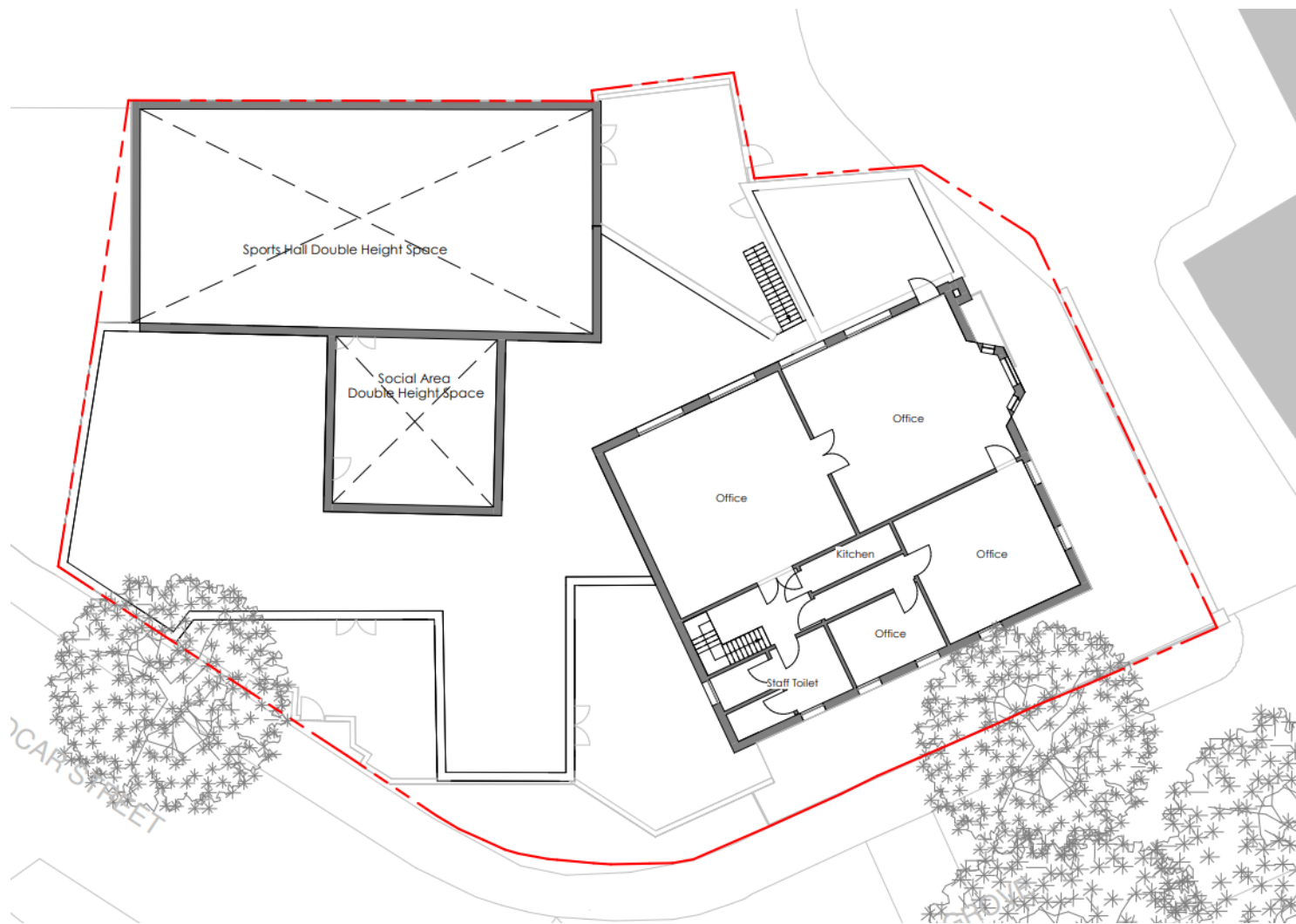


Existing Site Plan

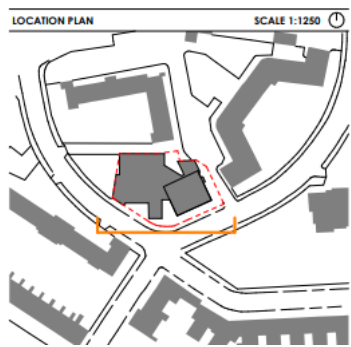


Existing Ground Floor Plan

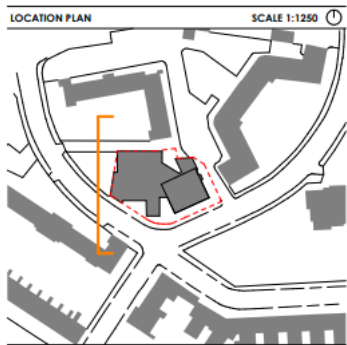




Existing First Floor Plan



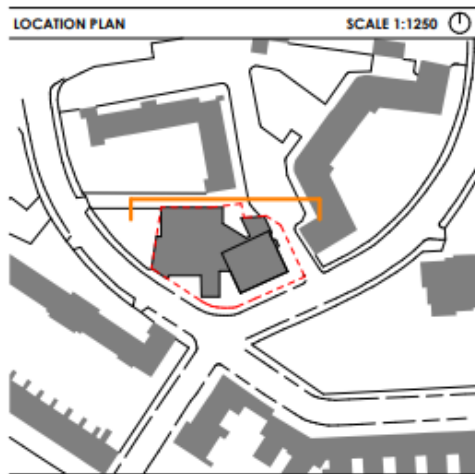
Existing South Elevation Plan



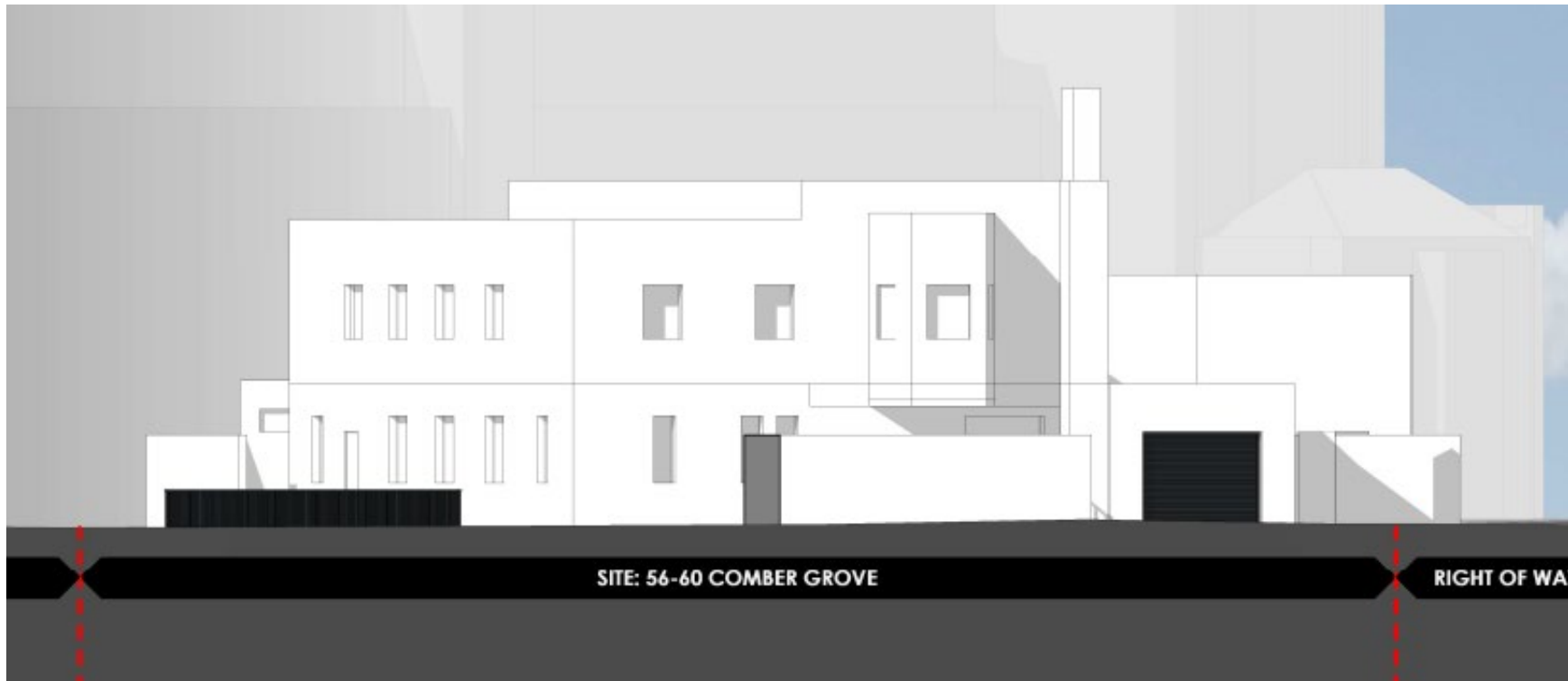
Existing West Elevation Plan



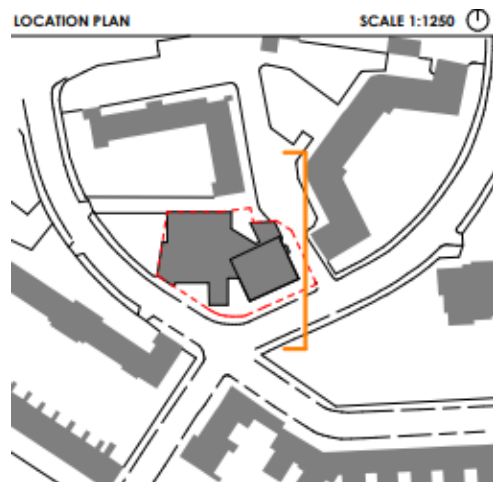
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Existing North Elevation Plan



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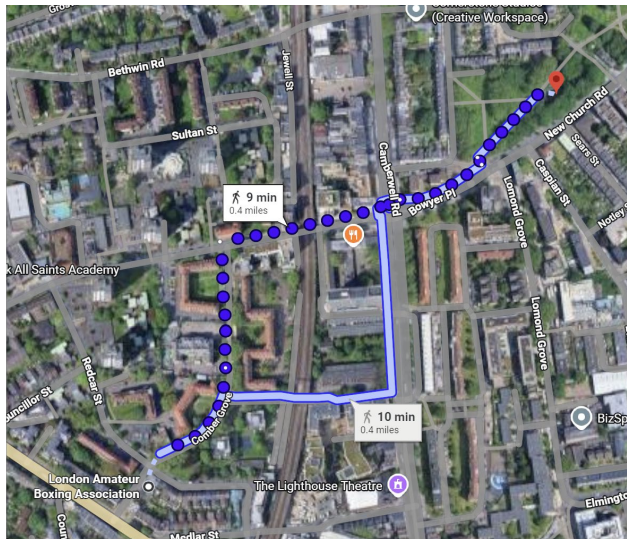


Existing East Elevation Plan

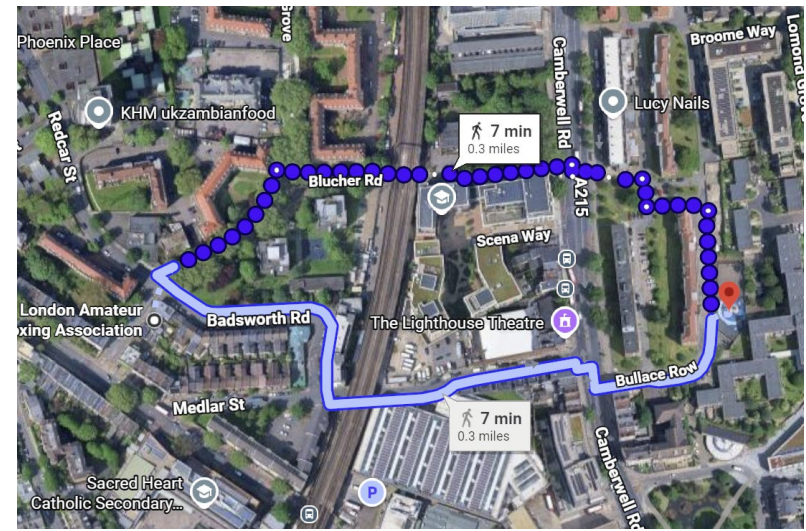
Nearest community facilities and playspaces

- Jessie Duffett Tenants Hall (Wyndham Road, SE5 0UB) 320 metres A community hall open to all.
- St Michael's Camberwell (140 Wyndham Rd, SE5 0UB) 320 metres. St Michael's run a parents and Toddlers group. They are also about to start whole family and youth programs, seeking to tackle local issues of lack of activities for young people and reaching out to lonely elderly people.
- Rachel Leigh Community Hall (32 Andrew walk, SE17 3JQ) 800 metres. A community centre open to all.
- Longfield Hall Community Centre (50 Knatchbull Road SE5 9QY) 965 metres A community centre open to all.
- Harry Caddick Centre (63 Lilford Road, SE5 9HN) 1125 metres. A community centre open to all.
- Camberwell Leisure Centre (Artichoke Place, Camberwell Church St. SE5 8TS) 800 metres. The leisure centre provides two pools, a large gym and a fitness studio.
- Flaxman Sports Centre (Carew Street London SE5 9DF) 800 metres. Provides gym space, squash and tennis courts.
- Bronx Boxing Gym (166 Benhill Rd, London SE5 7LL) 1125 metres. This gym provides approximately 600sq.m of space and is open to all.

Burgess Park Woodland Playground (0.4 miles)



Bullace Row Playground (0.3 miles)



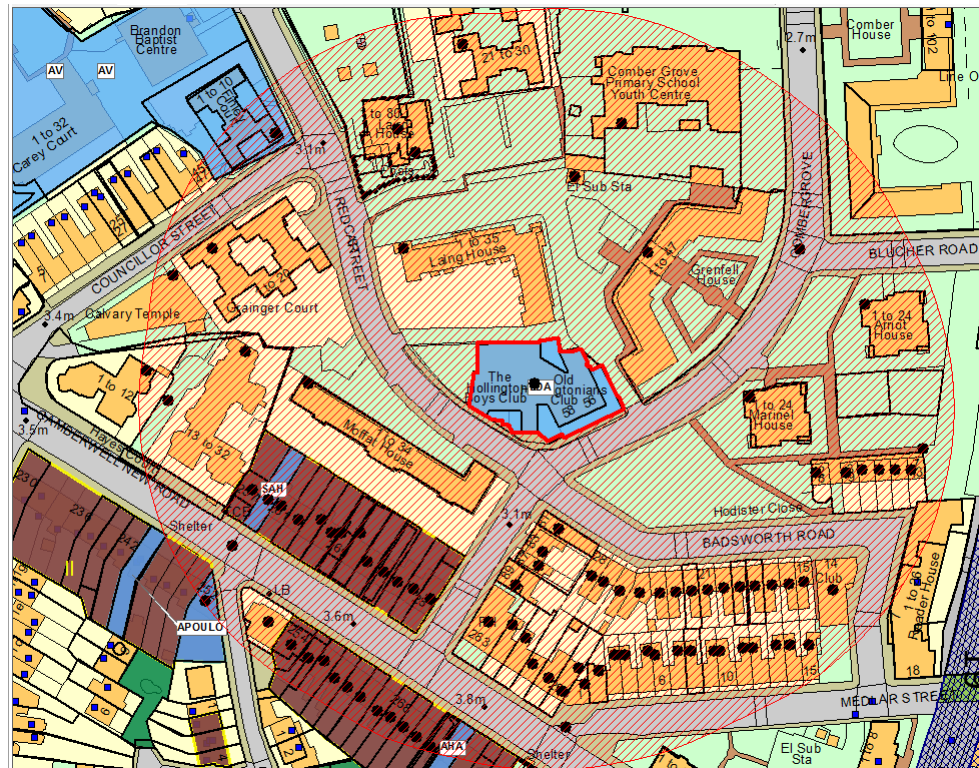


- 271 Camberwell New Road (objection)
- 273 Camberwell New Road (objection)
- 275 Camberwell New Road (objection x3)
- 277 Camberwell New Road (objection)

16 Badsworth Road (objection x2)

1 additional neighbour representation received

Langland House (0.5 miles away)

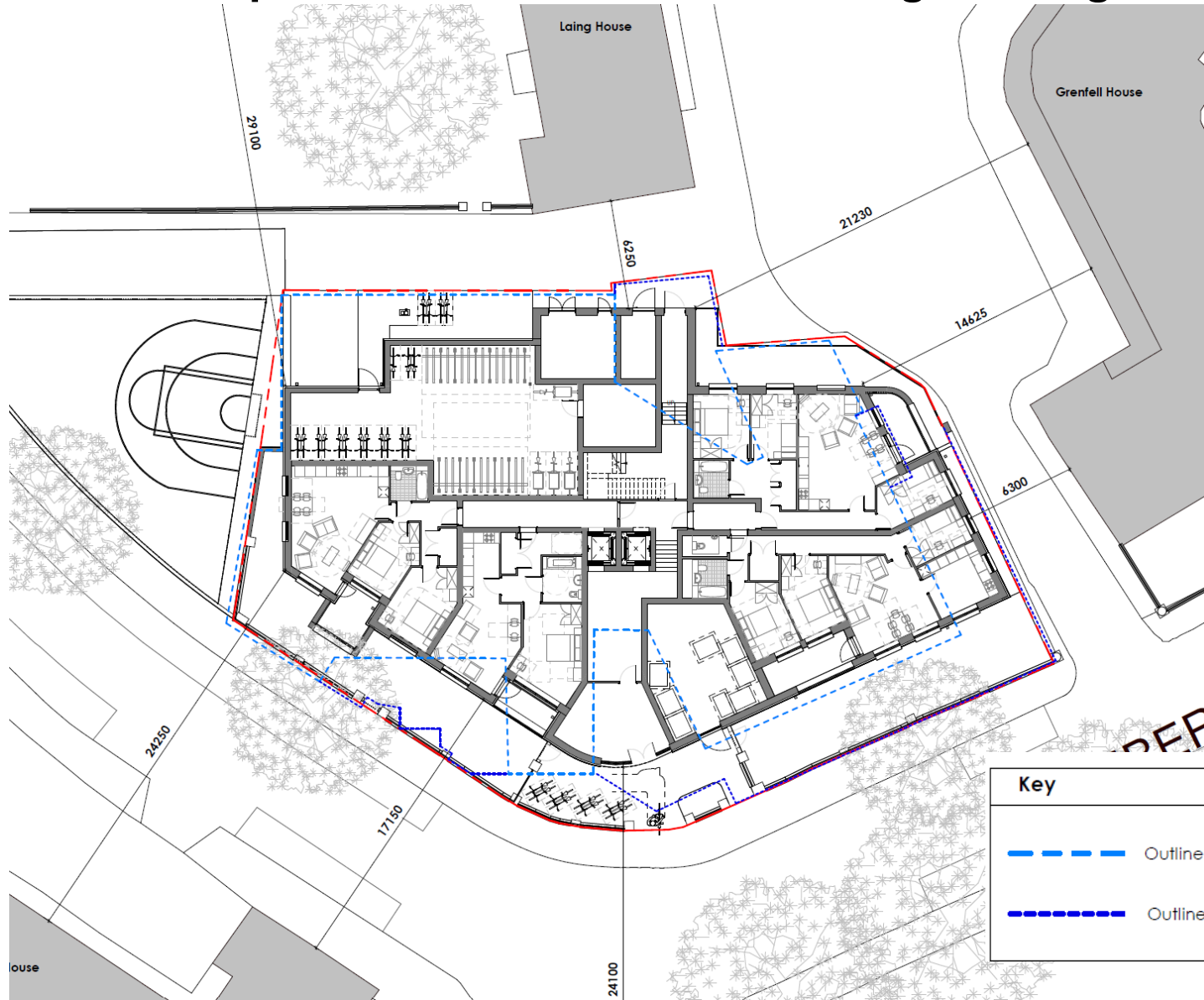


Summary of objections:

- Loss of community use
- No affordable housing provision
- Architecture failures to respect character of the area
- Building is soulless
- No on-site play provision
- Massing is too close to boundaries
- Impact on surrounding highways network
- Car-free approach failures to recognise real-world parking
- Construction concerns
- Surface water flooding issues

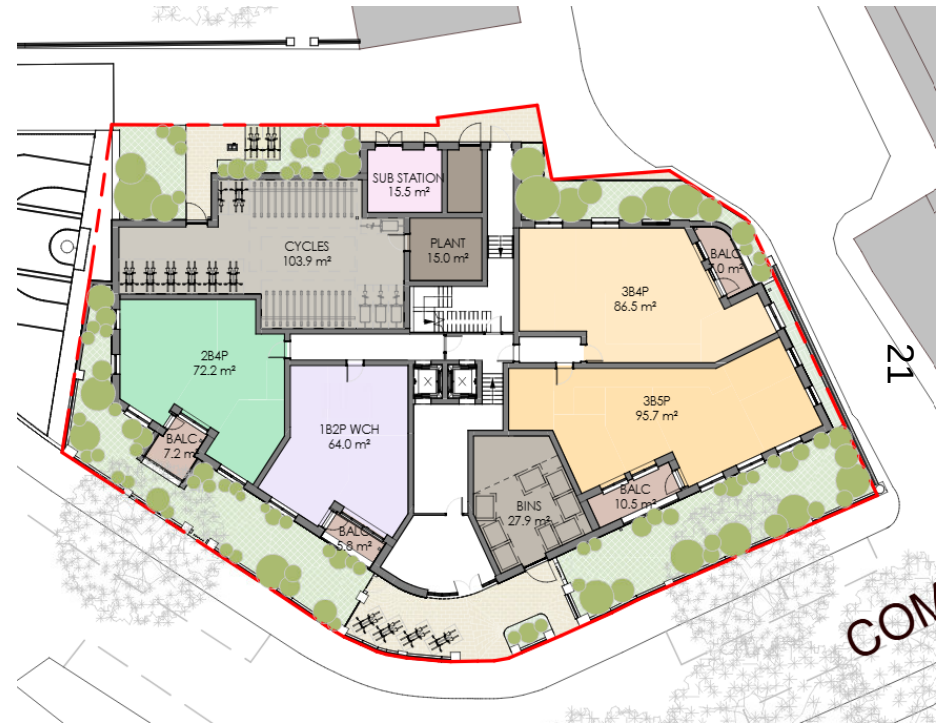
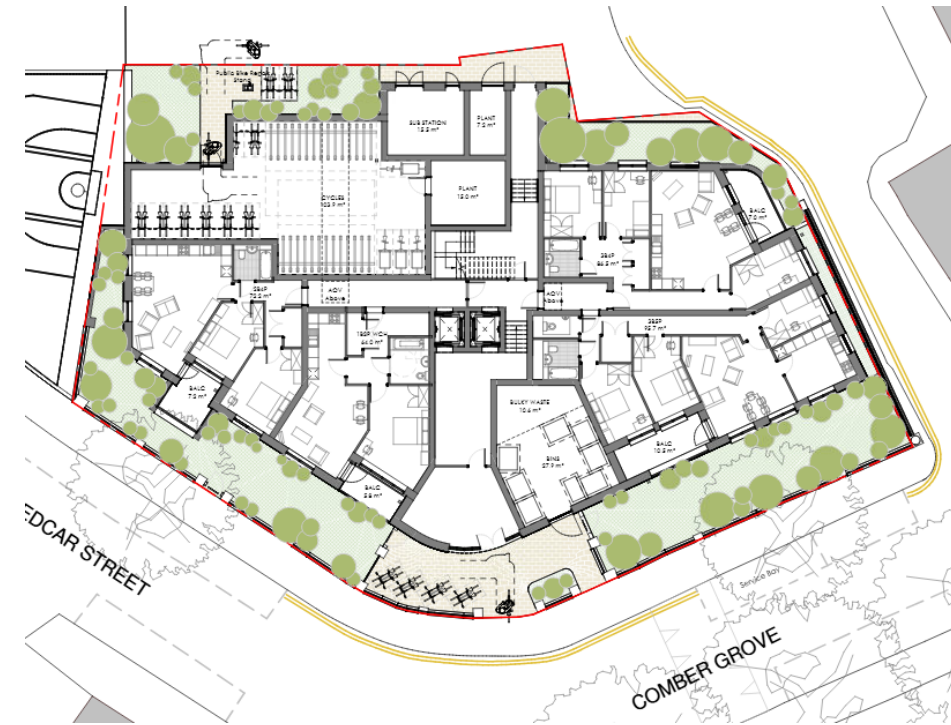
Neighbour Comments

Separation distances with existing building overlaid

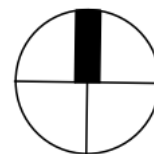
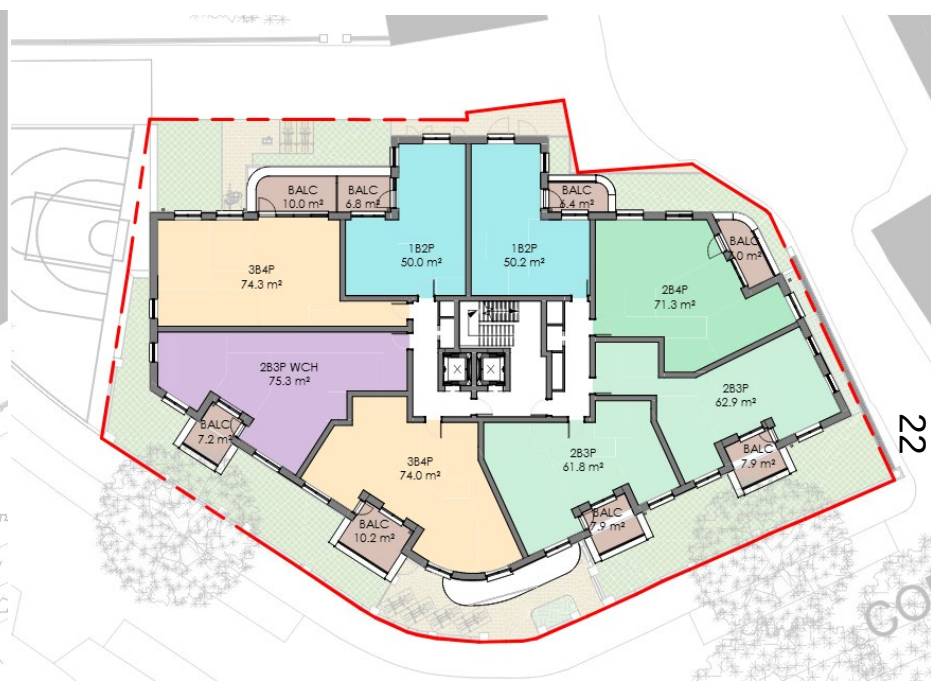


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Proposed Ground Floor Plan



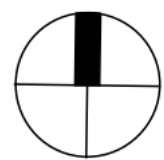
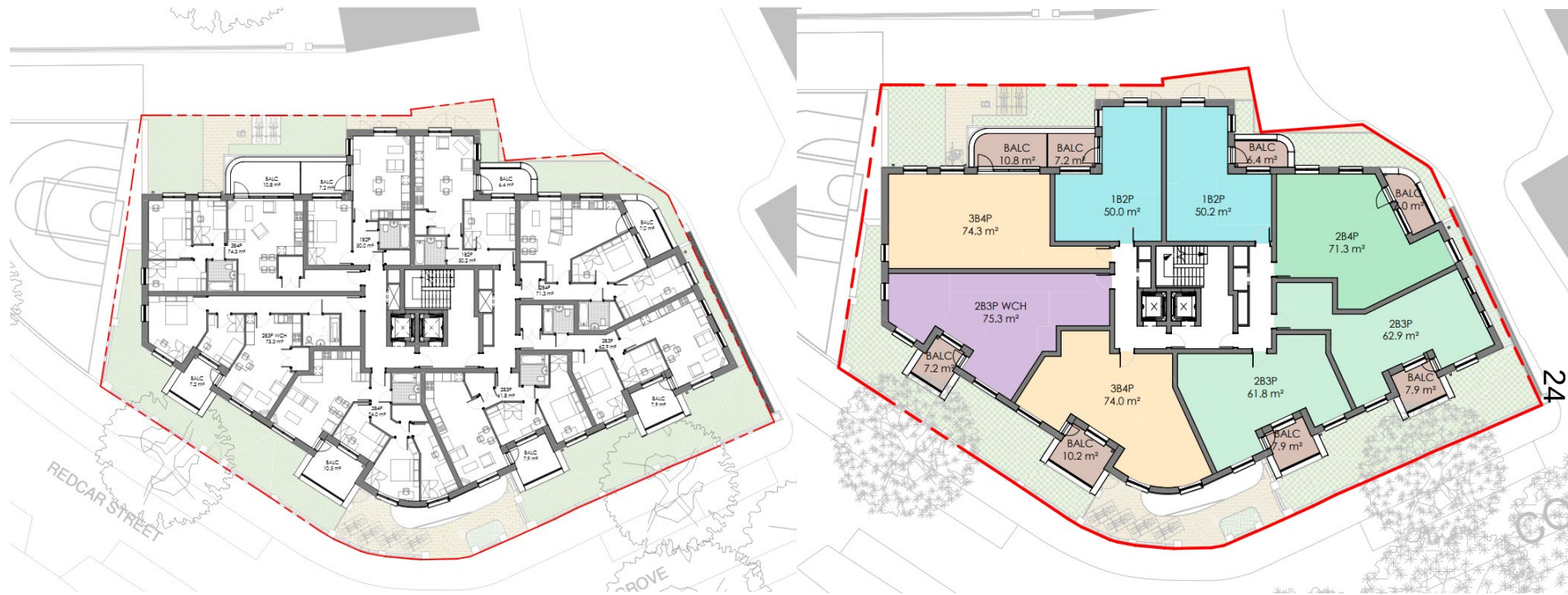
Proposed First Floor Plan



Proposed Second Floor Plan



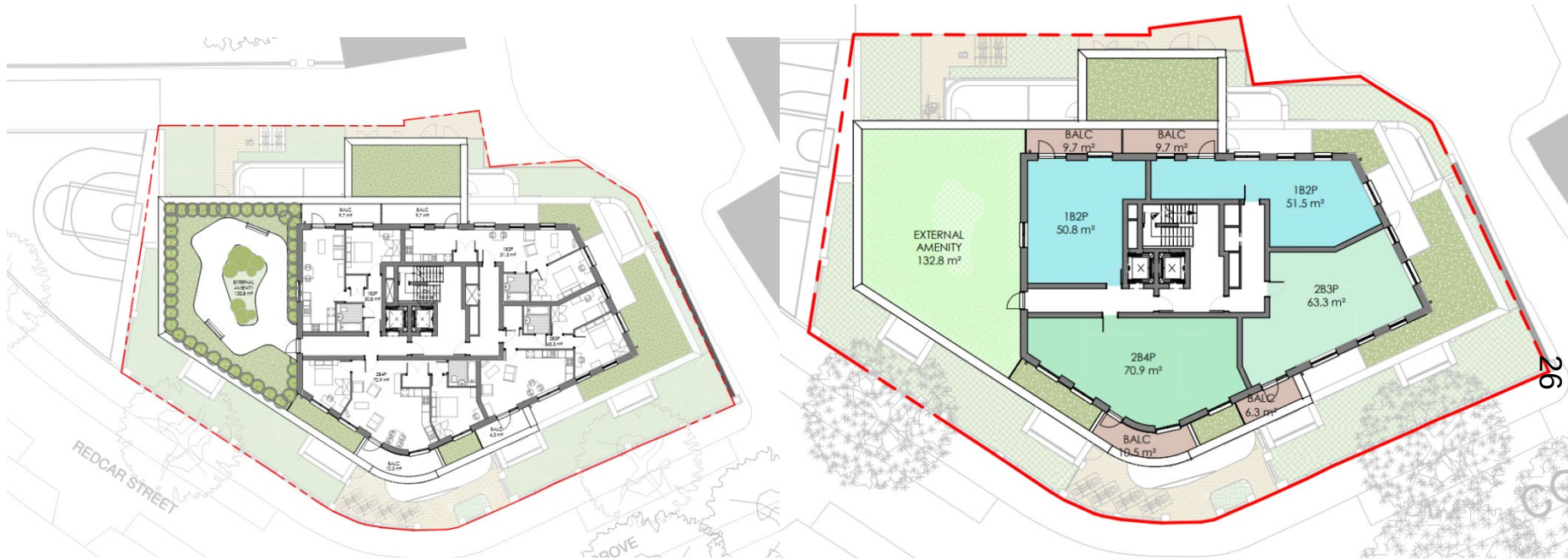
Proposed Third Floor Plan



Proposed Fourth Floor Plan



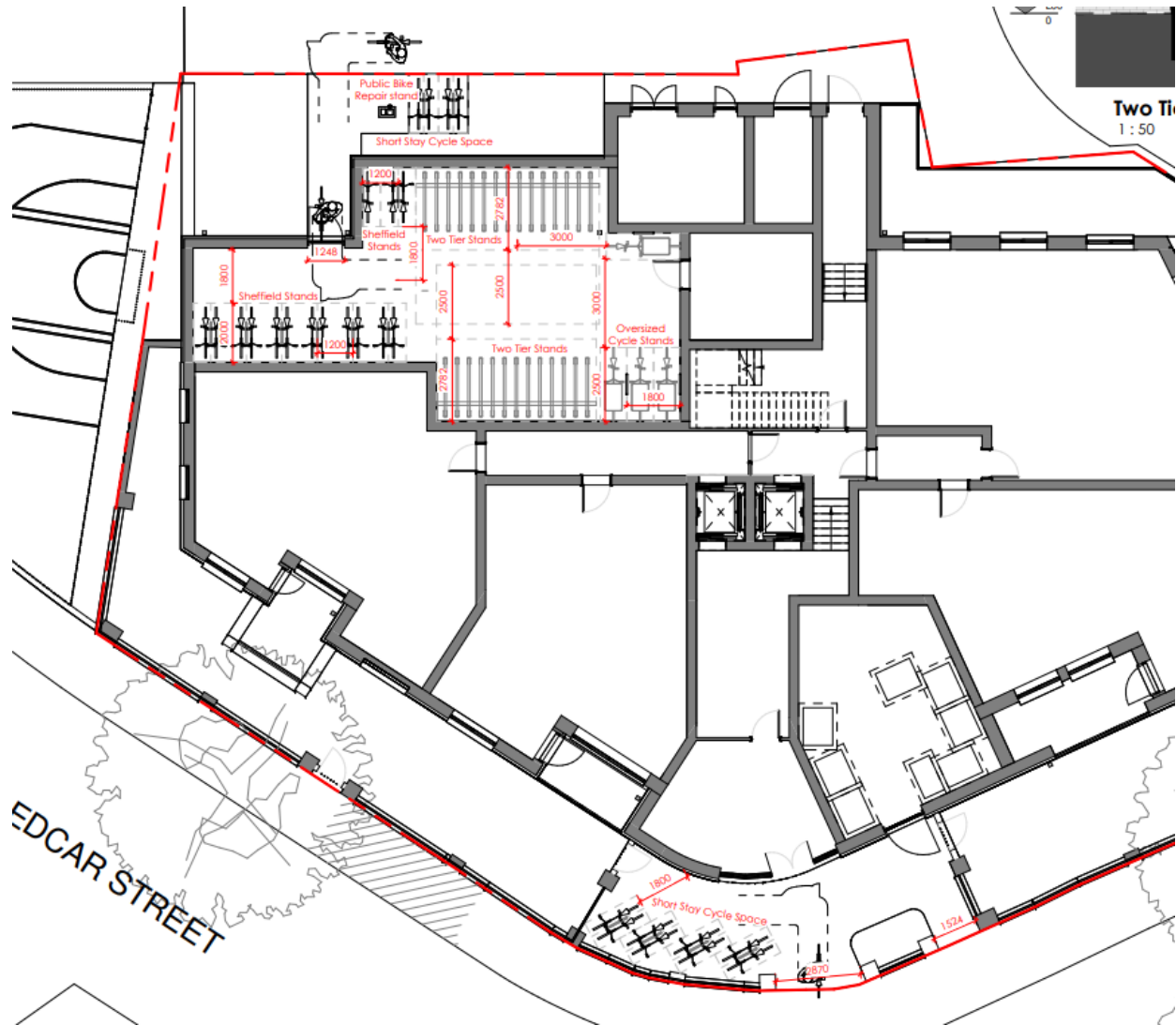
Proposed Fifth Floor Plan



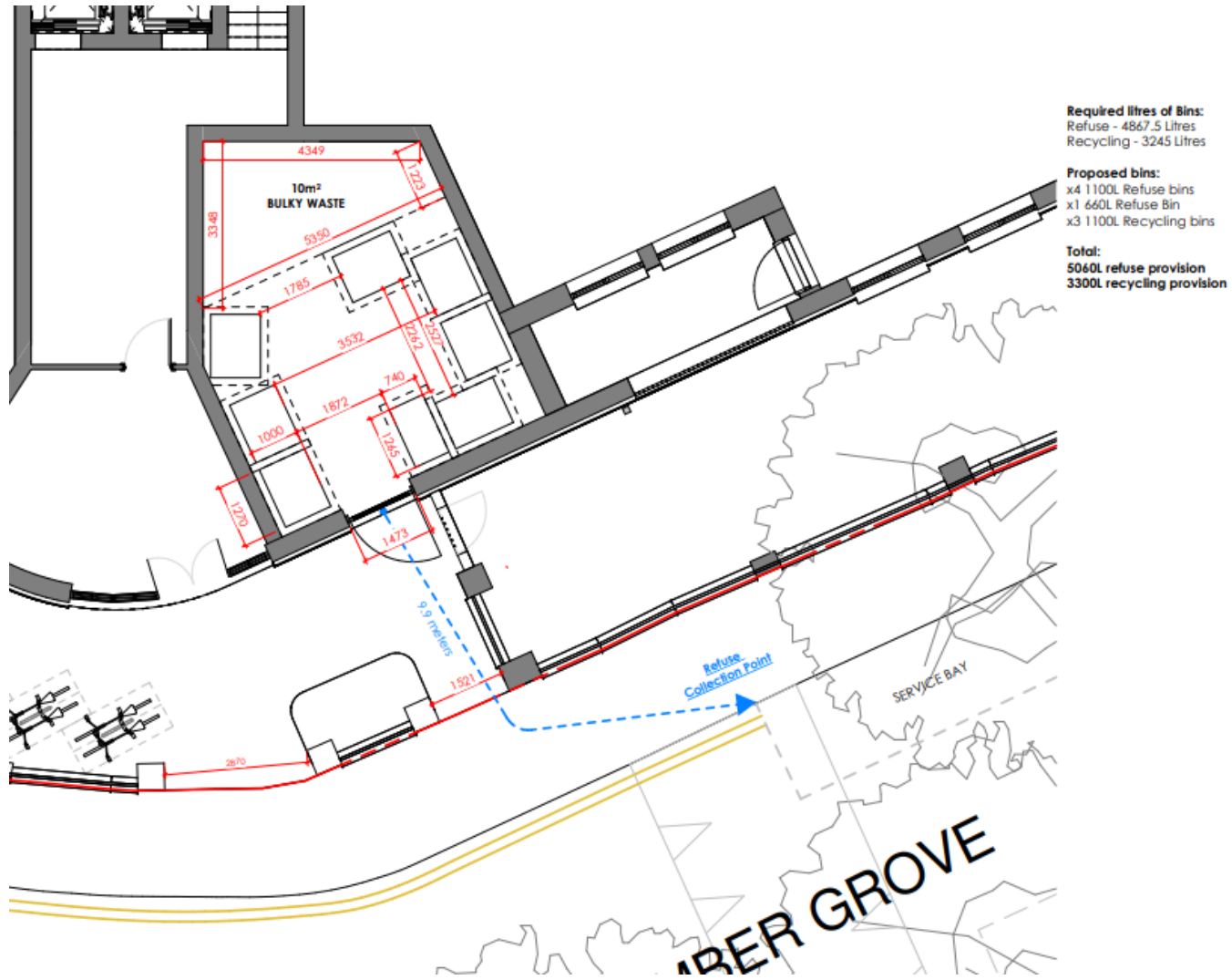
Proposed Roof Plan



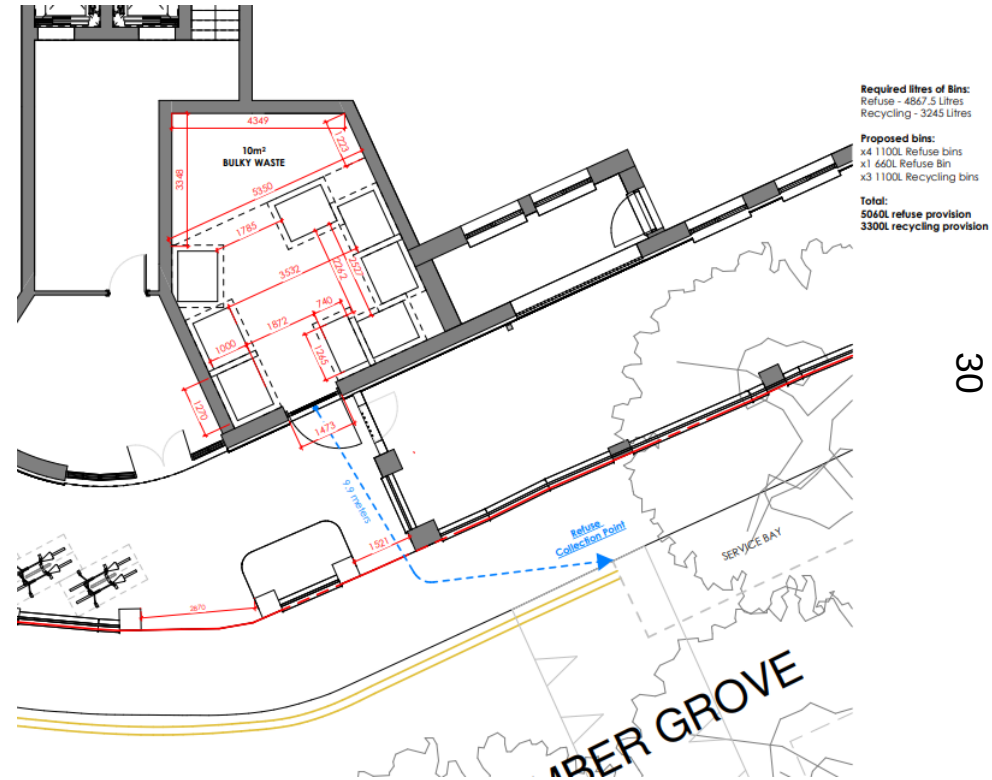
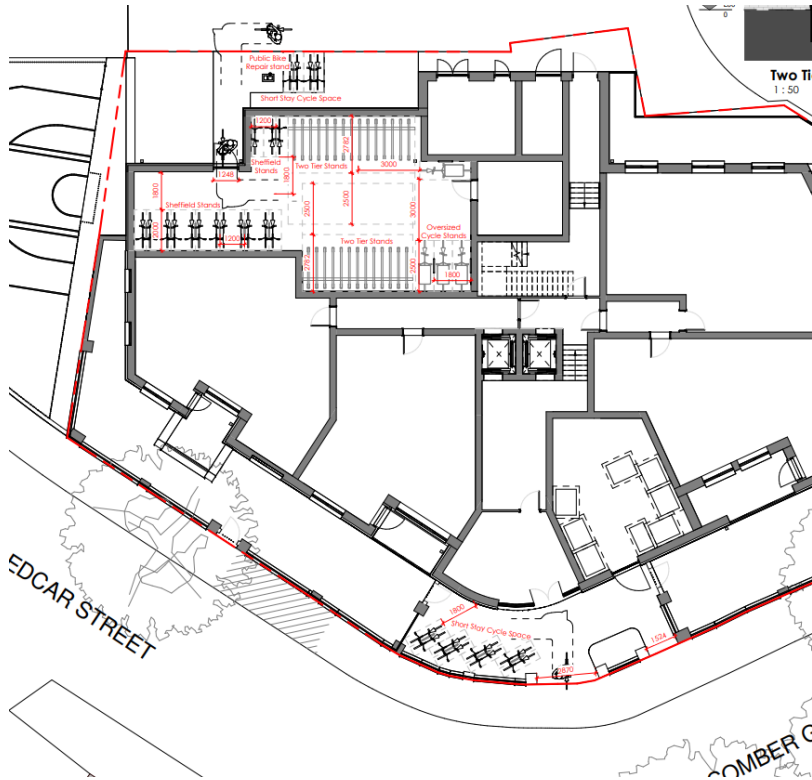
Proposed Cycle Parking



Proposed Refuse Storage



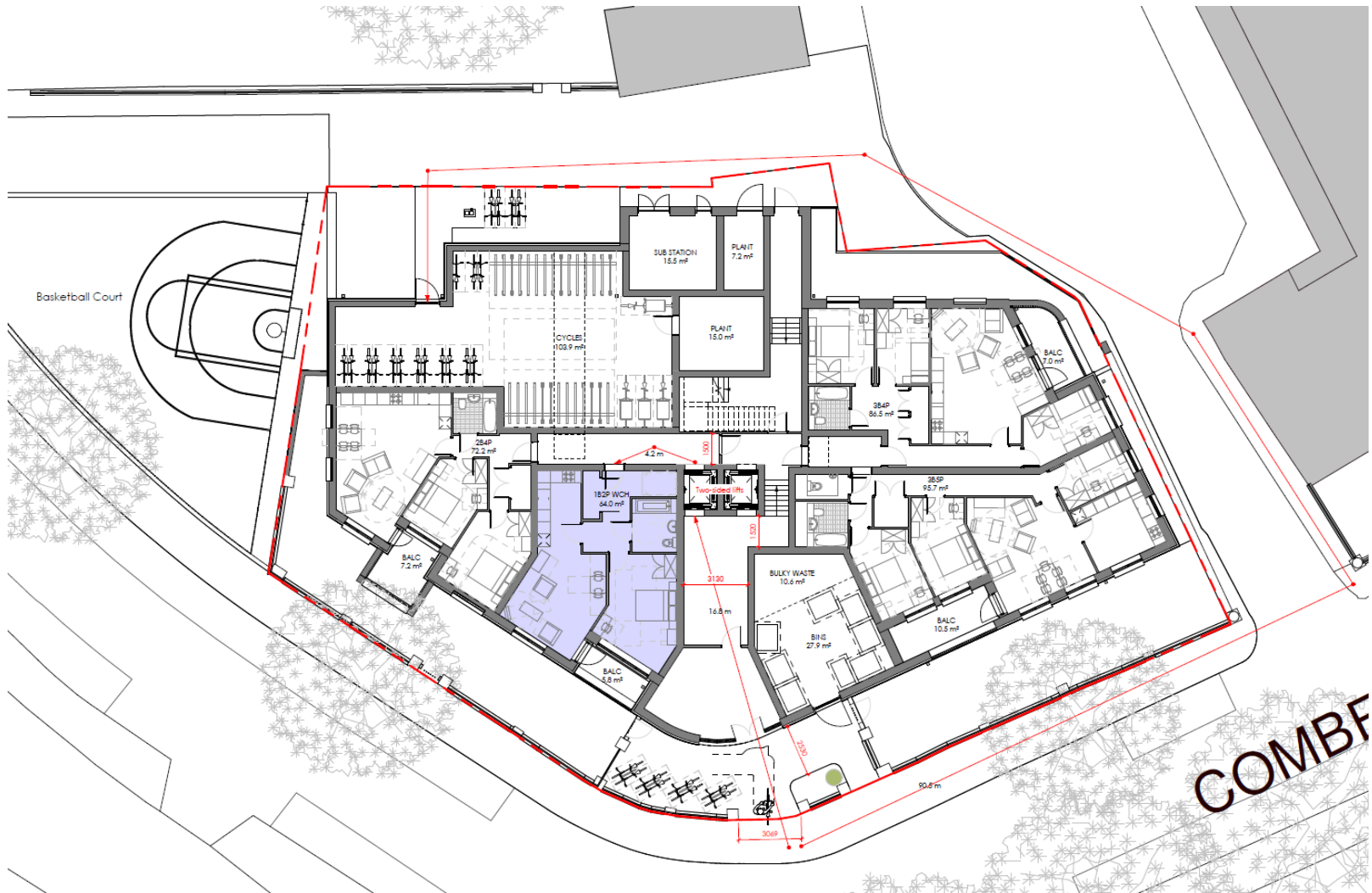
Proposed Cycle Parking & Refuse Storage

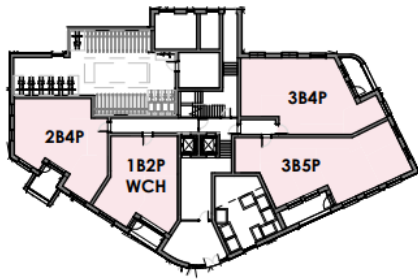


Urban Greening Factor

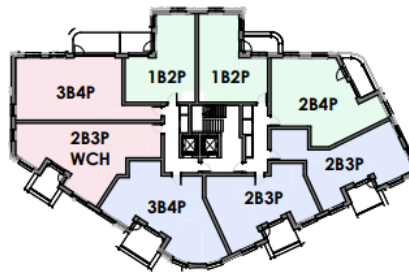
Total site area (m²) (include all land within the red line boundary)			1070.94	
Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	44.7	35.76	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	344.2	240.94	
Flower-rich perennial planting.	0.7	231.5	162.05	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	23.6	14.16	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	9.9	4.95	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	8.5	0.85	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			458.71	
Urban Greening Factor			0.428324649	

Wheelchair Accessible Route

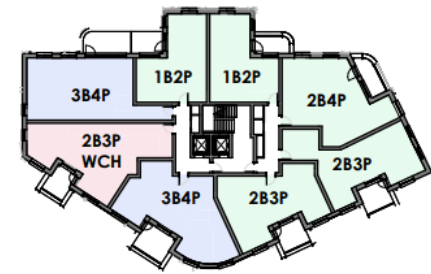




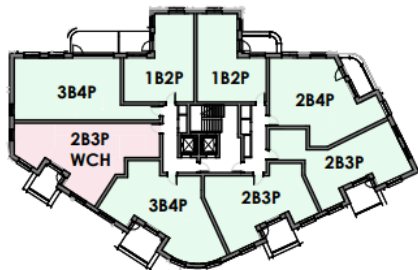
L00 Tenure
1 : 500



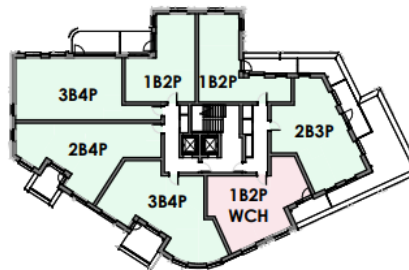
L01 Tenure
1 : 500



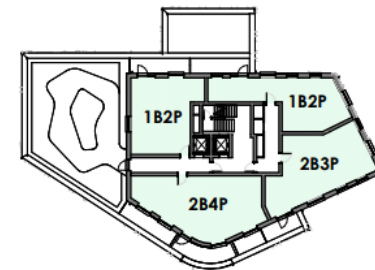
L02 Tenure
1 : 500



L03 Tenure
1 : 500



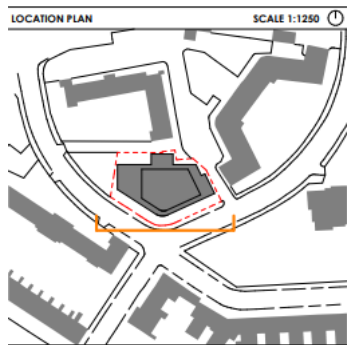
L04 Tenure
1 : 500



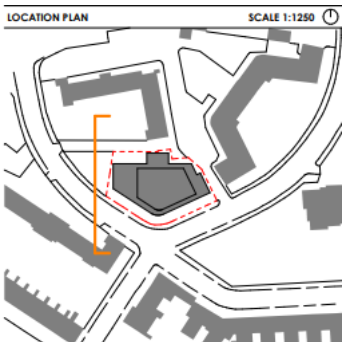
L05 Tenure
1 : 500

PRIVATE
RENTED
S/O

Proposed Tenure Mix

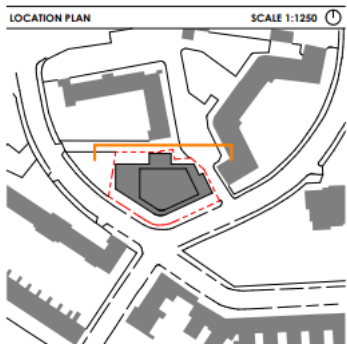


Proposed South Elevation

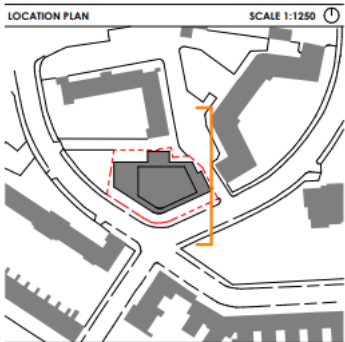
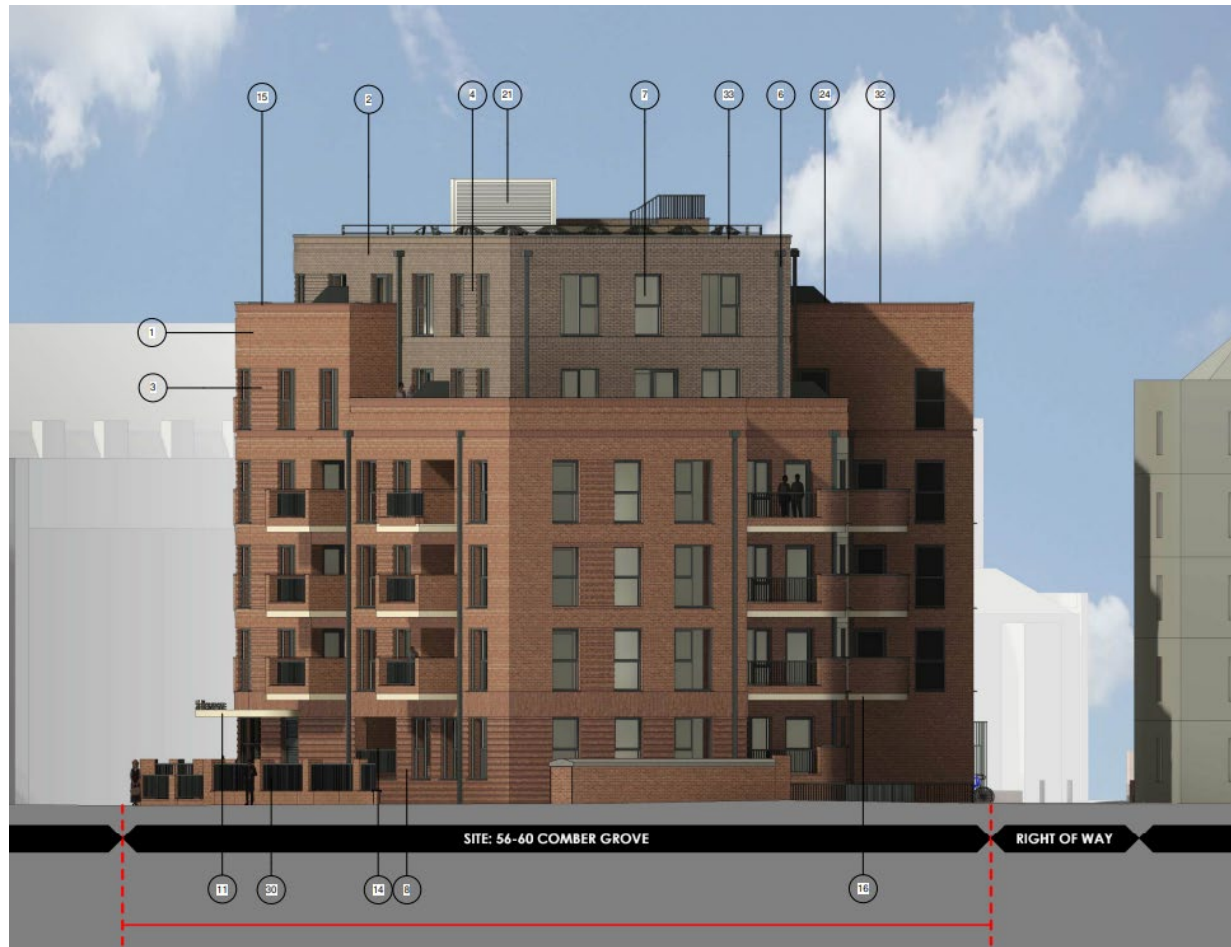


Proposed West Elevation

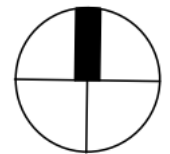




Proposed North Elevation



Proposed East Elevation



Design evolution



A Street view looking north from Cranborne Street



A Street view looking north from Cranborne Street



A Street view looking south east from Red Lion Street



A Street view looking south east from Red Lion Street



Entrance



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Entrance



View into ball court



View from ball court

Section 106 Obligations

- **£42,700** contribution towards 10-year maintenance of adjacent ball court
- **£6,549** loss of employment floor space contribution
- 40% onsite affordable housing (25% social rented, 15% shared ownership)
- **£33,832.50** children's play space contribution
- S278 Highways Works
- **£2,790** DSMP monitoring fee
- **£2,790** Travel Plan monitoring fee
- **£2,100** CEMP monitoring fee
- Car club membership
- Parking permit restriction in CPZ
- Energy provisions and connection to (or futureproofing for connection to) district CHP
- **£36,195** Carbon offset fund
- **£12,874** Biodiversity Net Gain monitoring fee
- **£5,000** Section 106 administration and compliance monitoring fee for small-scale major planning application

Conclusion

Planning Permission is recommended to be **GRANTED** subject to conditions and a Section 106 Legal Agreement.

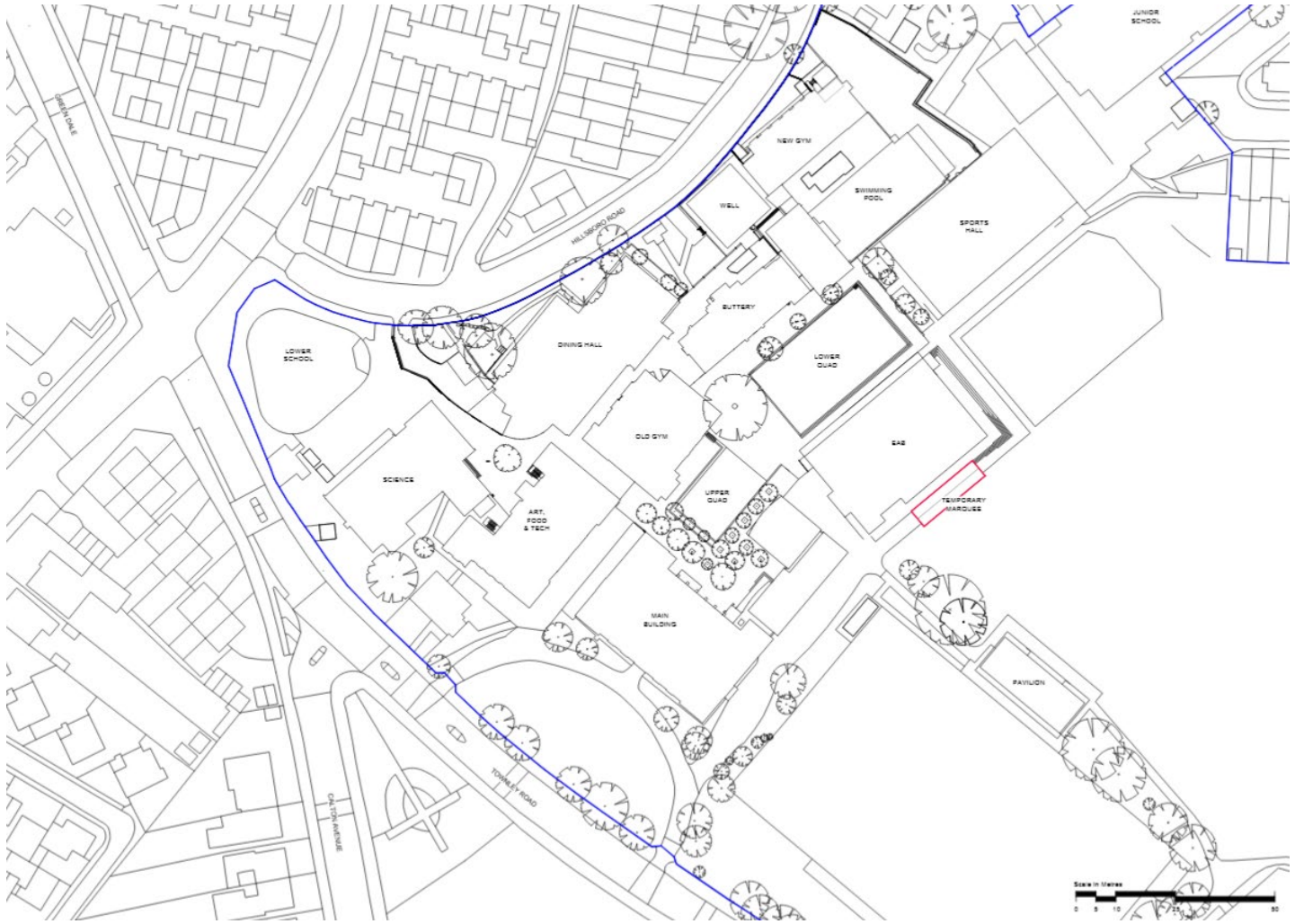
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Item 6.2 – 26/AP/0528

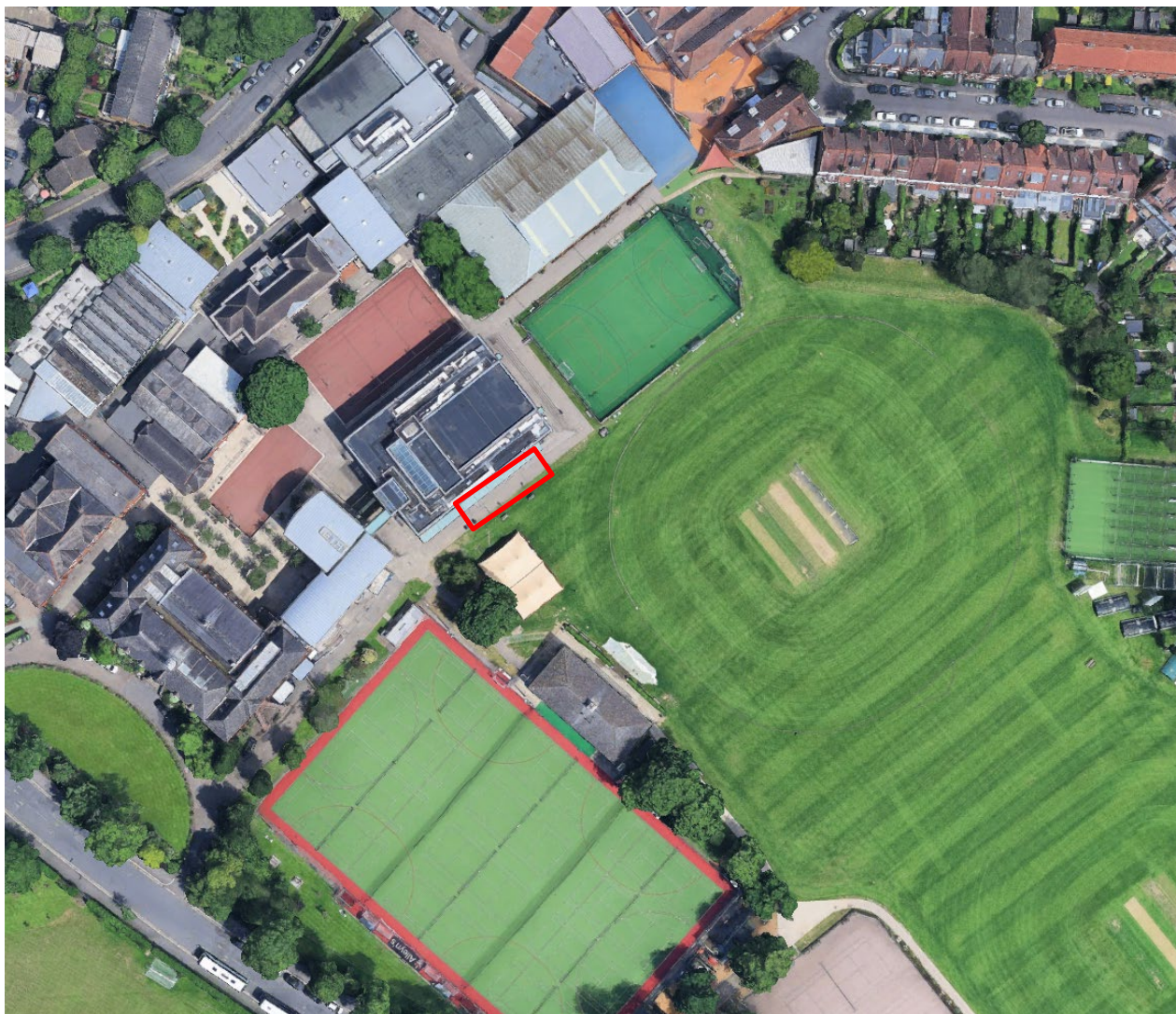
Alleyn's School, Townley Road, SE22 8SU

Temporary erection of a dining marquee until 31 October 2028

Site location plan



Aerial view



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Existing photo of the site



Metropolitan Open Land



Consultation

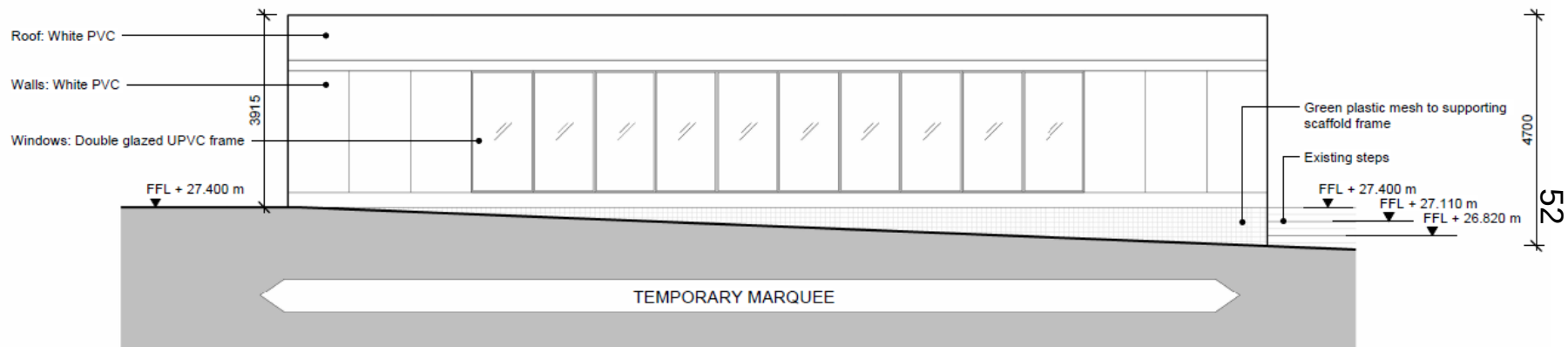
- Neighbour notification letters were sent to 46 neighbouring properties on 02 March 2026
- A site notice was posted on 03 March 2026
- A publication was placed in the Southwark News on 05 March 2023
- No comments were received in response to the consultation

Proposal

- The proposal is for the temporary erection of a dining marquee until 31 October 2028
- This is required by the school to provide dining facilities during construction of the new dining hall which received a resolution to grant at Planning Committee (Smaller Applications) on 30 June 2026, subject to conditions and completion of a S106 legal agreement
- The marquee would be to the south of the Edward Alleyn's building, within the MOL designation, but mainly on hardstanding
- It would be 100 sqm finished in uPVC
- The proposal has been amended during the course of the application, changing the location from further south within the MOL designation due to concerns around biodiversity and trees

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Proposed elevation



Product specification image



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Principle of development

- The site is designated as Metropolitan Open Land (MOL) which carries the same policy protection as Green Belt under the London Plan
- Policy P57 (Open space) of the Southwark Plan restricts development on MOL unless it preserves openness and does not conflict with the function of the open space
- The marquee would be ancillary to the school's established use of the site, with the policy allows for provided the openness test is met
- The site is predominantly hardstanding, with only 20sqm of grassland affected the openness of the wider MOL derives mainly from the adjoining playing fields which would be unaffected
- The marquee would be sited against an existing building, reading as a minor addition
- The structure is temporary and fully reversible upon removal

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Design quality and heritage

- The application site is outside the Dulwich Village Conservation Area, though the school building and swept drive are within it and the main school building is locally listed
- Development is required to preserve the character of the conservation area and the setting of the locally listed building
- The marquee is single-storey and finished in uPVC
- Screened by trees, fencing and courts, it would have very limited visibility from Townley Road, the conservation area or the locally listed building
- The temporary nature of the structure further limits any impact on the setting of these heritage assets

View from Townley Road



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Impact on neighbours

- The application site is within the school grounds and not in close proximity to neighbouring residential properties
- It would not result in the intensification of the education use on site
- The marquee would include mechanical heating and ventilation, with no cooking on site
- A condition is recommended to control noise from plant

Trees, landscaping, ecology and biodiversity

- The marquee's proposed location was amended during the application in response to tree and biodiversity concerns
- Although no trees sit within the red line boundary, the original location was close enough to nearby trees to compromise their root protection areas
- The applicant relocated the marquee to at least 1.5 times the height of the adjacent trees, in line with good arboricultural practice; the Council's Urban Forester has confirmed no outstanding concerns following this change
- The proposal affects only 20 sqm of grassland, meeting the 'de minimis' BNG exemption
- The site falls within a Site of Importance for Nature Conservation (SINC), but given the limited effect on grassland and no impact on trees, no adverse impact on this designation is anticipated

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Recommendation

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

Conditions

Number	Condition requirements
1	Compliance with approved plans
2	The marquee shall be removed and the land restored to its former condition on or before 31 October 2028
3	The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level at the nearest noise sensitive premises – prior to first use a validation test shall be carried out and the results submitted
4	The marquee shall be constructed using the materials specified on the approved plans: white uPVC walls and roof, uPVC windows and doors and green plastic mesh

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Meeting Name:	Planning Committee (Smaller Applications)
Date:	22 July 2026
Report title:	Addendum report Late representations, clarifications, corrections, and further information
Ward(s) or groups affected:	Camberwell Green
Classification:	Open
Reason for lateness (if applicable):	Clarifications to published reports and response to further public comments
From:	Director of Planning and Growth

PURPOSE

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

ITEM 6.1: 25/AP/3183 - Full Planning Applications: 56-60 Comber Grove, London SE5 0LD

Additional neighbour representations received

3. Following the publication of the committee report, one further representation has been received. This objection does not raise any further material planning considerations that have not been addressed within the Officer Report.
4. Summary of objection received 15 July 2026:

Whilst I recognise the need for additional housing in Southwark, I do not believe this proposal achieves an appropriate balance between housing delivery and protecting the character, amenity and infrastructure of the local area. In my view, the proposal represents an overdevelopment of the site and conflicts with several key planning principles.

My principal concerns are as follows.

- *Excessive scale and overdevelopment*
- *Loss of an important community facility*
- *Impact on neighbours*
- *Traffic, parking and servicing*
- *Pressure on local infrastructure*
- *Little direct community benefit*

Conclusion of the Director of Planning and Growth

5. 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 and completion of a s106 agreement.

REASON FOR URGENCY

6. 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

7. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403