Open Agenda

Planning Committee (Smaller Applications)

Monday 10 August 2026
7.00 pm
Ground floor meeting rooms - G01A, B, & C 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Date: 10 August 2026

Agenda Item 6.

Meeting Name:	Planning Committee (Smaller Applications)
Date:	10 August 2026
Report title:	**Addendum report** Clarifications, corrections, and further information
Ward(s) or groups affected:	Rye Lane
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications and corrections received in respect of item 6.1 on the main agenda.

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

Paragraph 202 – Planning Conditions (Paragraph Amendment)

<u>Planning conditions</u>

1. Approved plans
2. Time limit
3. BNG biodiversity gain plan
4. BNG habitat management and monitoring plan
5. Land contamination
6. Demolition and construction logistics plan
7. Demolition and construction environmental management plan
8. Piling method statement
9. Detail design drawings
10. External material samples
11. Landscaping and playspace details

12. Green roof details
13. Bird and bat box details
14. External lighting details
15. Obscure glazing details
16. Secured by design
17. Waste and refuse storage
18. Cycle storage provision
19. Accessible housing
20. Servicing management plan (residential)
21. Servicing management plan (commercial)
22. Commercial unit use restriction
23. Commercial unit hours of use (7AM to 11PM)
24. Water consumption
25. Plant noise
26. Surface water drainage
27. Full fibre connectivity ducting

Reason: Remove flat roof use condition (addressed by green roof condition) and disabled parking bay condition (addressed by obligation).

Paragraph 202A – Planning Conditions (Insert Full condition Wording)

Reason: To provide additional clarification of condition wording(s). **[See Condition Appendix]**

Paragraph 203 – Planning Obligations (Paragraph Amendment)

1. Affordable Housing (Social Rented and Intermediate Homes)
2. Local Procurement
3. Energy and Sustainability
4. Biodiversity Net Gain
5. Construction Logistics and Network Management
6. Construction Environmental Management Plan
7. Healthy Streets
8. Amenity Space
9. Highway Works (S.278 Agreement)
10. Car Free Development
11. Disabled Units and Parking
12. Administration and Compliance
13. Technical and Non-Technical Submission Fees

Reason: Added car free obligation and disabled unit/parking in place of condition.

Conclusion of the Director of Planning and Growth

4. Having taken into account the additional information, following consideration of

the issues raised, the officer recommendation remains unchanged.

REASON FOR URGENCY

5. 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

6. 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	Resources Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Planning Conditions Appendix [Addendum]

1. Approved plans

NB: Approved plan/document(s) highlighted.

Approved Plans

Date	Dwg. No.	Rev.	Title
30.12.2024	RYE-EDL-XX-GF-DR-L-0100	P1	Ground Floor Landscape Masterplan
30.12.2024	RYE-EDL-XX-RF-DR-L-0101	P1	Roof Plan Landscape Masterplan
30.12.2024	1061-(19)-100	P0	Proposed Tilework Imagery
13.05.2025	1061-(00)-100	P1	Location Plan
13.05.2025	1061-(00)-101	P1	Existing Site Plan
13.05.2025	1061-(10)-100	P1	Existing Ground Floor Plan
13.05.2025	1061-(11)-100	P1	Existing Rye Lane Elevation
13.05.2025	1061-(13)-100	P1	Demolition Ground Floor Plan
13.05.2025	1061-(14)-100	P1	Demolition Elevation
04.12.2025	1061-(00)-102	P2	Proposed Site Plan
04.12.2025	1061-(16)-100	P2	Proposed Ground Floor Plan
04.12.2025	1061-(16)-101	P2	Proposed First Floor Plan
04.12.2025	1061-(16)-102	P2	Proposed Second Floor Plan
04.12.2025	1061-(16)-103	P2	Proposed Third Floor Plan
04.12.2025	1061-(16)-104	P2	Proposed Fourth Floor Plan
04.12.2025	1061-(16)-105	P2	Proposed Fifth Floor Plan
04.12.2025	1061-(16)-106	P2	Proposed Roof Plan
04.12.2025	1061-(16)-108	P2	Proposed Amenity Space Plan
04.12.2025	1061-(17)-100	P2	Proposed Elevations (A & B)
04.12.2025	1061-(17)-101	P2	Proposed Elevations (C & D)
04.12.2025	1061-(17)-102	P2	Proposed Elevations (E & F)
04.12.2025	1061-(17)-150	P2	Consented Overlay Elevation (A & B)
04.12.2025	1061-(17)-151	P2	Consented Overlay Elevation (C & D)
04.12.2025	1061-(18)-100	P2	Proposed Section AA
04.12.2025	1061-(18)-151	P2	Consented Overlay Section AA
04.12.2025	1061-(20)-100	P2	Proposed Ground Floor Plan (Contextual)
04.12.2025	1061-(20)-101	P2	Proposed First Floor Plan (Contextual)
04.12.2025	1061-(20)-102	P2	Proposed Second Floor Plan (Contextual)
04.12.2025	1061-(20)-103	P2	Proposed Third Floor Plan (Contextual)
04.12.2025	1061-(20)-104	P2	Proposed Fourth Floor Plan (Contextual)
04.12.2025	1061-(20)-105	P2	Proposed Fifth Floor Plan (Contextual)
04.12.2025	1061-(20)-106	P2	Proposed Roof Plan (Contextual)
04.12.2025	1061-(20)-107	P2	Elevation Alignment & Setting Out Diagram
04.12.2025	1061-(20)-108	P2	Elevation Setting Out Diagram GF

NB: Approved plan/document(s) highlighted.

Approved Documents

Date	Title	Author	Ref. No. / Rev.
30.12.2024	Covering Letter	Hybrid	
30.12.2024	Planning Statement	Hybrid	
30.12.2024	Statement of Community Involvement	Hybrid	
30.12.2024	Commercial Marketing Statement	Field & Sons	
30.12.2024	Financial Viability Assessment	Altair	
30.12.2024	Affordable Housing Marketing Report	Altair	
30.12.2024	Daylight / Sunlight Impact Assessment	Hollis	
30.12.2024	Internal Daylight / Sunlight Assessment	Hollis	
30.12.2024	Transport Statement	TTP Consulting	
30.12.2024	Travel Plan	TTP Consulting	
30.12.2024	Delivery & Servicing Plan	TTP Consulting	
30.12.2024	Outline Construction Logistics Plan	TTP Consulting	
30.12.2024	Waste Management Plan	TTP Consulting	
30.12.2024	Air Quality Neutral Assessment	NRG Consulting	
30.12.2024	Preliminary Ecological Appraisal (incl. Preliminary Roost Assessment)	NRG Consulting	
30.12.2024	Biodiversity Net Gain Report	NRG Consulting	
30.12.2024	Landscape Strategy Document	EDIA	
30.12.2024	Land Contamination Report	RSA Geotechnics	
30.12.2024	Environmental Noise Impact Assessment	ES Acoustics	
24.01.2025	Statutory Biodiversity Metric Calculation	NRG Consulting	
24.01.2025	'Be Seen' Reporting Spreadsheet	The PES	
03.03.2025	Fire Statement	FDS Consult UK	Issue 04
13.05.2025	Design & Access Statement	Ackroyd Lowrie	Version 2
20.05.2025	Index Plan (Cooperative House)	Pitman Tozer Architects	2301-PTA-XX-ZZ-MP-A-06001
20.05.2025	VSC Comparison Table	Hollis	
20.05.2025	Updated Trip Rates Tables	TTP Consulting	
11.08.2025	Air Quality Assessment	NRG Consulting	PP2483/RYPW/AQNA/122024-RT
11.08.2025	FVA Response Letter	Altair	
23.10.2025	Bat Survey Report – Emergence Surveys	NRG Consulting	PP2483/CH/BS/202412-DO'B (Rev. A)
23.10.2025	Flood Risk Assessment and SuDS Assessment Report	Flume Consulting Engineers	Version 2
23.10.2025	Energy & Sustainability Statement	The PES	V2
23.10.2025	ESS Appendix D - GLA Carbon Emissions Reporting Spreadsheet	The PES	
04.12.2025	Accommodation Schedule	Ackroyd Lowrie	1061-(16)-107 REV P2

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

2.	**Time limit (3-year standard)**
	The development hereby permitted shall be begun before the end of three years from the date of this permission. Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.
3.	**BNG biodiversity gain plan**
	Development may not be begun unless: (a) a biodiversity gain plan (BGP) has been submitted to the planning authority; and (b) the local planning authority (LPA) has approved the plan. Once approved, biodiversity and habitat enhancement works shall be carried out in strict accordance with the approved document/plans, unless otherwise agreed in writing with the LPA. Reason: To ensure the development delivers a Biodiversity Net Gain (BNG) on site in accordance with Schedule 7A of the Town and Country Planning Act (1990) and Southwark Plan (2022) Policy P60 (Biodiversity).
4.	**BNG habitat management and monitoring plan**
	Prior to the commencement of any development hereby consented (including any works of demolition and site clearance), a Habitat Management and Monitoring Plan (HMMP) prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by, the Local Planning Authority. The HMMP shall include: - a non-technical summary; - the roles and responsibilities of the people or organisation(s) delivering the HMMP; - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; - the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; And; - the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority. Reason: To ensure the development delivers a Biodiversity Net Gain (BNG) on site in accordance with Schedule 7A of the Town and Country Planning Act (1990) and Southwark Plan (2022) Policy P60 (Biodiversity).
5.	**Land contamination**
	Part (a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. Part (b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site. Part (c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development. Part (d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority. Part (e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with Parts (a) to (d) above. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).
6.	**Demolition and construction logistics plan**
	No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency

	and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan. Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2024); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).
7.	**Demolition and construction environmental management plan**
	No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information: • A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures; • Site perimeter continuous automated noise, dust and vibration monitoring; • Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.; • Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.); • A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.; • Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and • A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London. To follow current best construction practice, including the following: • Southwark Council's Technical Guide for Demolition & Construction at https://www.southwark.gov.uk/construction; • Section 61 of Control of Pollution Act 1974; • The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition'; • The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites'; • BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise'; • BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'; • BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration; • BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and • Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (https://nrmm.london). All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice. Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).
8.	**Piling method statement**
	No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.
9.	**Detail design drawings**
	Prior to the commencement of any above grade works (excluding demolition, site clearance and site investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing. For each of the buildings hereby approved 1:5/10 section detail-drawings through: (i) the facades; (ii) parapets; (iii) roof edges; (iv) junctions with the existing building; and (v) heads, cills and jambs of all openings, The development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

10.	**External material samples**
	Prior to above grade works commencing (excluding demolition, site clearance and site investigation), material samples/sample panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2024), Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).
11.	**Landscaping and playspace details**
	Before any above grade work hereby authorised begins (excluding demolition, site clearance and site investigation), detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include: 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants; 2) proposed parking, access, or pathway layouts, materials and edge details; 3) location, type and materials to be used for hard landscaping including specifications, where applicable for: a) permeable paving b) tree pit design c) underground modular systems d) sustainable urban drainage integration e) use within tree Root Protection Areas (RPAs); 4) typical cross sections; 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants; 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and 7) types and dimensions of all boundary treatments. 8) detailed specification and drawings for the onsite playspace provision There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. All soft landscaping shall have a written five-year maintenance programme following planting. Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); BS 8640:2025 Structural and Supported Soils for Trees in Hard Landscapes; EAS 03:2022 (EN) - Tree Planting Standard. Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with the National Planning Policy Framework (2024); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).
12.	**Green roof details**
	Details of the biodiversity green/brown roof(s) shall be submitted to and approved in writing by the Local Planning Authority before any above grade work hereby authorised begins (excluding demolition, site clearance and site investigation). The biodiversity green/brown roof(s) shall be: a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm, b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014, c) Laid out in accordance with roof plans hereby approved; and d) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage). The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance with the agreed plans. Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021), and in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and

	access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).
13.	**Bird and bat box details**
	Part (a) Prior to the commencement of any above grade works (excluding demolition, site clearance and site investigation), details of 6x bat boxes, as well as 6x bird boxes (3x 26mm entrance and 3x 32mm entrance), to be installed onsite, shall be submitted to and approved in writing by the Local Planning Authority (LPA). Submitted details shall include the exact onsite location(s), specification(s) and installation method(s) of the habitats. Part (b) The habitat enhancements shall be installed onsite prior to occupation of the development. The habitat enhancements shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter. Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2024); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P60 (Biodiversity) of the Southwark Plan (2022).
14.	**External lighting details**
	Part (a) Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) in compliance with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021), shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. Part (b) The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the Local Planning Authority for approval in writing. Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2024); Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P56 (Protection of amenity) and Policy P60 (Biodiversity) of the Southwark Plan (2022).
15.	**Obscure glazing details (balustrades and windows including rooflights)**
	Part (a) Details of the type of obscured glazing and balustrades shall be submitted to and approved in writing by the local planning authority before the window or balustrade is installed and once installed the obscured glazing/treatment shall be retained thereafter. This type of privacy treatment shall be installed when the windows and balustrades are constructed, adhesive privacy film treatments shall not be used. Part (b) The residential units hereby permitted shall not be occupied until windows and balustrades have been fitted with obscured glazing/treatment, and no part of those windows and balustrades that is less than 1.7 metres above the floor of the room/terrace in which it is installed shall be capable of being opened. Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining properties along the Rye Lane terrace, at Co Operative House, at the properties on Philip Walk, and for residential occupiers of the development itself from undue overlooking in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).
16.	**Secured by design (details and certification)**
	Part (a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground development (excluding demolition, site clearance and site investigation) and shall be implemented in accordance with the approved details prior to occupation. Part (b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority. Reason: In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).
17.	**Waste and refuse storage (provided prior to occupation)**
	Before the first occupation of the development hereby approved, the refuse storage arrangements as shown on the approved drawings and within the approved waste management plan, shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity. Reason: To accord with Southwark's requirements for Waste Management and refuse collection arrangements (Waste Management Strategy Extension 2022 - 2025) and to ensure that occupiers of the neighbouring residential property and the wider environment do not suffer a loss of amenity in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) of the Southwark Plan (2022).
18.	**Cycle storage provision (provided prior to occupation)**
	Before the first occupation of the development hereby approved, the cycle storage arrangements as shown on the approved drawings shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

	Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).
19.	**Accessible housing (unit, percentages, type and certification)**
	Prior to commencement of above grade works (excluding demolition, site clearance and site investigation), the applicant shall submit and obtain approval from the Local Planning Authority, sufficient details including written confirmation from the appointed Building Control body that the following standards in the Approved Document M of the Building Regulations 2015 (as amended) would be met for the units / habitable rooms as set out below. • M4 (Category 2) 'accessible and adaptable':- up to 90% • M4 (Category 3) 'wheelchair user dwellings'.- at least 10% to include the following: 5 dwellings to be constructed to M4(3)(2)(a) The development shall be carried out in accordance with the details thereby approved. Reason: In order to ensure the development complies with Policy D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan (2022).
20.	**Servicing management plan (residential)**
	Prior to first occupation of the residential units hereby permitted a Delivery and Service Management Plan detailing how all residential elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied. Reason: To ensure compliance with the National Planning Policy Framework (2024); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).
21.	**Servicing management plan (commercial)**
	Prior to first occupation of the commercial, business and service premises hereby permitted a Delivery and Service Management Plan detailing how all commercial, business and service elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied. Reason: To ensure compliance with the National Planning Policy Framework (2024); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).
22.	**Commercial unit use restriction (active frontage – no E(d), E(f) or E(g)(iii))**
	The commercial, business and service premises shall be used for E(a), E(b), E(c)(i)(ii)(iii), E(e), E(g)(i)(ii) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Reason: To ensure the commercial, business and service unit provides an active frontage, in the interests of safeguarding an appropriate mix of town centre uses, and to protect neighbouring residential amenity in accordance with the National Planning Policy Framework (2024) and Policy P35 (Town and local centres), Policy P37 (Protected shopping frontages) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).
23.	**Commercial unit hours of use (7AM to 11PM)**
	The commercial, business and service use (class E) hereby permitted shall only take place between the following hours: 7AM to 11PM. Reason: To safeguard the amenity of neighbouring residential properties in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).
24.	**Water consumption**
	The residential units hereby permitted shall not be occupied until the Building Regulations optional requirement of a water consumption rate of no more than 110 litres per person per day has been complied with. Reason: To ensure that the development reduces water use by residential occupiers in accordance with Policy SI 5 (Water infrastructure) of the London Plan (2021) and Policy P67 (Reducing water use) of the Southwark Plan (2022).
25.	**Flat roof use (only emergency or maintenance)**
	****Condition omitted and addressed green/brown roof condition****
26.	**Plant noise**
	Part (a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises as assessed by Environmental Noise Impact Assessment Report (Ref: 20876.ENIA.RPT.01) prepared by ES Acoustics and dated 18/10/2024. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound

	levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard. Part (b) Prior to occupation of the development, a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter. Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework (2024).
27.	**Surface water drainage (compliance with SuDs strategy)**
	No building hereby permitted shall be occupied until the sustainable drainage system for the site has been completed in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan. Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2024); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017); Policy P68 (Reducing flood risk) of the Southwark Plan (2022).
28.	**Full fibre connectivity ducting**
	The development shall be design, constructed and maintained to allow for sufficient ducting space for full fibre connectivity infrastructure to serve all residential units for the lifetime of the development. Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2024); Policy SI 6 (Digital connectivity infrastructure) of the London Plan (2021); Policy P44 of the Southwark Plan (2022).
29.	**Parking bay (blue badge use only)**
	****Condition omitted and addressed by obligation****

Welcome to Southwark Smaller Planning Committee

30 June 2026

MAIN ITEMS OF BUSINESS

Item 6.1: 269 - 275 Rye Lane And 1A Philip Walk London SE15



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: 269 - 275 Rye Lane And 1A Philip Walk London SE15

Non-determination appeal for 24/AP/3834, for:

Demolition of existing building and construction of mixed-use development comprising 38no. residential flats (Class C3) and commercial floorspace (Class E), together with landscaping, plant, car parking, cycle storage, waste/recycling storage and associated works.

Recommendation

It is recommended that the Planning Committee:

1. Note that an appeal for non-determination has been received in respect of planning application reference 24/AP/3834 and that the major application would normally have been considered and determined by Planning Committee (Smaller Applications) but will now be determined by the Secretary of State.

2. Note that a Planning Inspector has been appointed to decide the appeal and that a planning appeal hearing has been listed with a time estimate of 1 day commencing on the 25 August 2026.

3. Consider and endorse the officer recommendation that would have been to grant planning permission (subject to planning conditions and completion of a legal agreement) had the application not been appealed for non-determination.

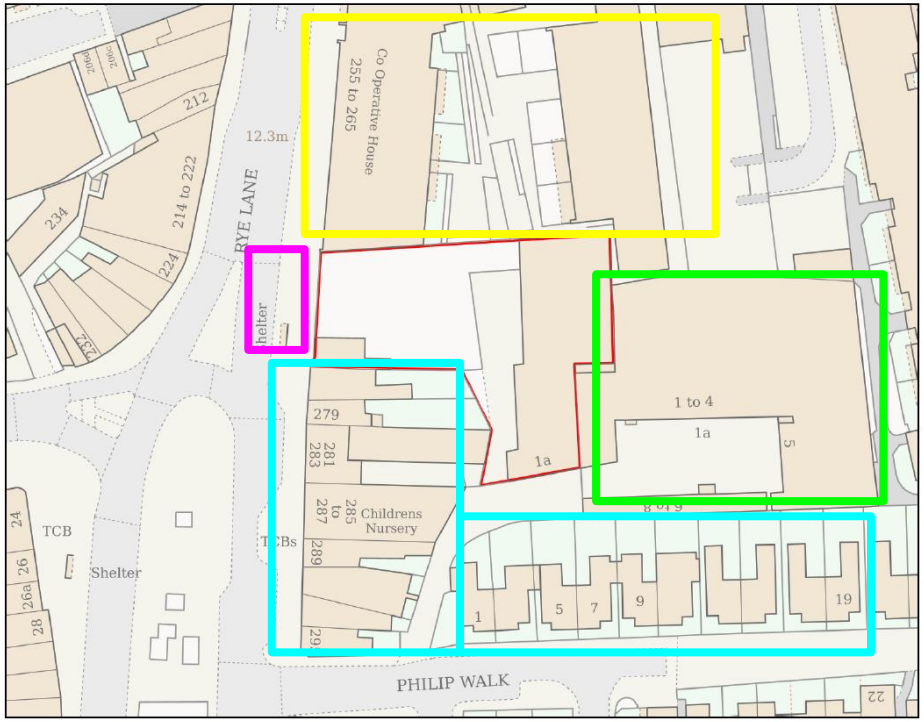
Reason for delay in determination

- Affordable housing payment in lieu negotiations.
- Revisions to design and appearance of Block A (Rye Lane fronting).
- Revisions to cycle parking, amenity space, playspace, flat layouts and plans.
- Additional supporting documentation including air quality, energy, sustainability, ecology, flooding and drainage.
- The amendments are set out in full in the appellants statement of case.
- The latest agreed extension of time to the determination date expired 31 March 2026.
- Local election and associated purdah period (between March and June 2026) with no planning committee meetings.

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Site location and description

- The application site is a (~0.15ha) plot on the eastern side of Rye Lane, containing a vacant end-of-terrace building.
- It is considered a brownfield site/previously developed land (due to the historic buildings on site).



The site is bounded by:

- North: Co-operative House (259 Rye Lane)
- East: Industrial units on Philip Walk
- South: Philip Walk properties & access road and rear elevations of 277-285 Rye Lane
- West: Rye Lane frontage

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Site location and description

- The site is not within a conservation area but adjoins the Rye Lane Peckham Conservation Area to the north.
- Due to its location, the site forms part of the Conservation Area's setting.
- A terrace of locally listed buildings is located opposite the site on the western side of Rye Lane.
- Rye Lane is the principal commercial corridor and town centre frontage within Peckham.
- The site occupies a transitional location between:
  - The larger-scale commercial character of Rye Lane; and
  - The smaller-scale residential areas to the south.

Site location and description

The site is subject to the following planning designations:

- Peckham Area Vision Boundary
- Peckham Major Town Centre
- Peckham and Nunhead Action Area
- Peckham Action Area Core
- Air Quality Management Area
- East Southwark Critical Drainage Area
- Hot Food Takeaway Primary School Exclusion Zone
- Protected shopping frontage (partial coverage)

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Site location and description



Existing site photographs



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Existing site photographs





Existing site photographs





Details of the proposal

Provision of a mixed-use development comprising:

- 38 residential units (Use Class C3)
  - Block A: Fronting Rye Lane, 5 storeys.
  - Block B: Rear of site, 6 storeys.
- ~152 sqm commercial floorspace (Use Class E)

Associated landscaping, plant, cycle parking, refuse/recycling storage and enabling works.

At ground floor, the commercial unit fronts Rye Lane and there is residential gate alongside. There is a secondary residential gate on Philp Walk.

Other ground floor provisions include: 1x parking bay (blue badge), amenity space (including playspace), plant rooms, ancillary services (waste, refuse, cycle storage).

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Public consultation responses

Application advertised by:

- letters (sent to 100m radius of the site);
- press notice; and
- site notices

Responses:

- 19x letters of representation have been received
- 18x letters of objection
- 1x letter of support

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Public consultation responses

- Principle of Development & Land Use
- Absence of Affordable Housing.
- Design, Scale & Appearance
- Neighbouring Amenity
- Transport & Highways
- Other Non-Material Matters (party wall & impact on house prices).

Plans and Elevations

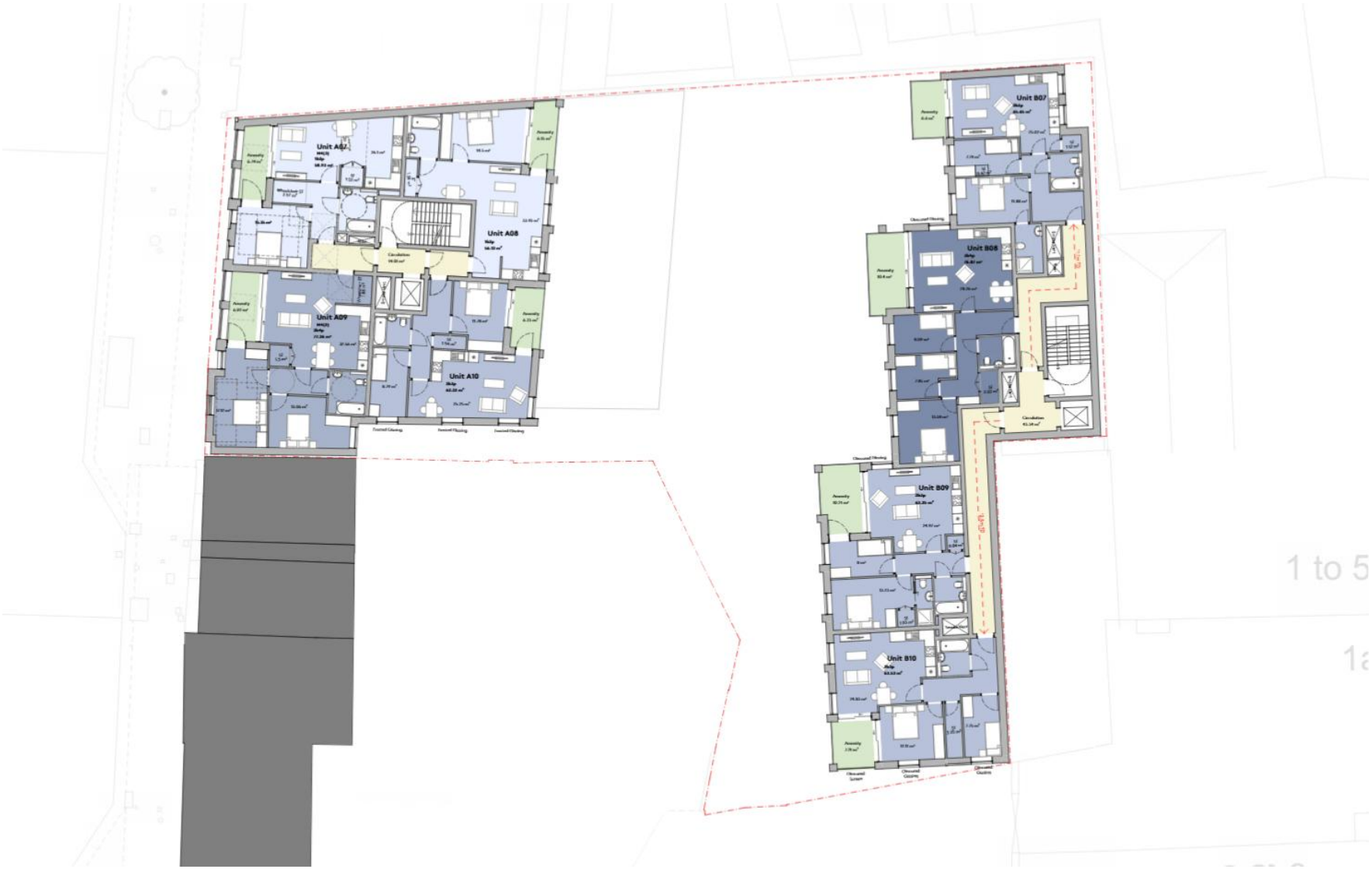
Proposed ground floor plan:



Proposed first floor plan:



Proposed second floor plan:



Proposed third floor plan:



Proposed fourth floor plan:



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Proposed fifth floor plan:



Proposed elevations:

Material Key

1 Glazed Tile
2 Brick type 01 - Orange
3 Brick type 02 - Pink
4 PPC Aluminium Windows
5 PPC Aluminium Balustrades
6 PPC Aluminium Spandrel Panel
7 Building signage
8 PPC Aluminium Planters
9 Aluminium Mesh screen
10 Brick type 03 - Burgundy

Note. We have been working with an artist on the facade treatment Please see Drawing 1061 (19) 100_Proposed visuals



Elevation B



Elevation A

Proposed elevations:

Material Key

1 Glazed Tile
2 Brick type 01 - Orange
3 Brick type 02 - Pink
4 PPC Aluminium Windows
5 PPC Aluminium Balustrades
6 PPC Aluminium Spandrel Panel
7 Building signage
8 PPC Aluminium Planters
9 Aluminium Mesh screen

Note. We have been working with an artist on the facade treatment Please see Drawing 1061 (19) 100_Proposed visuals



Elevation C



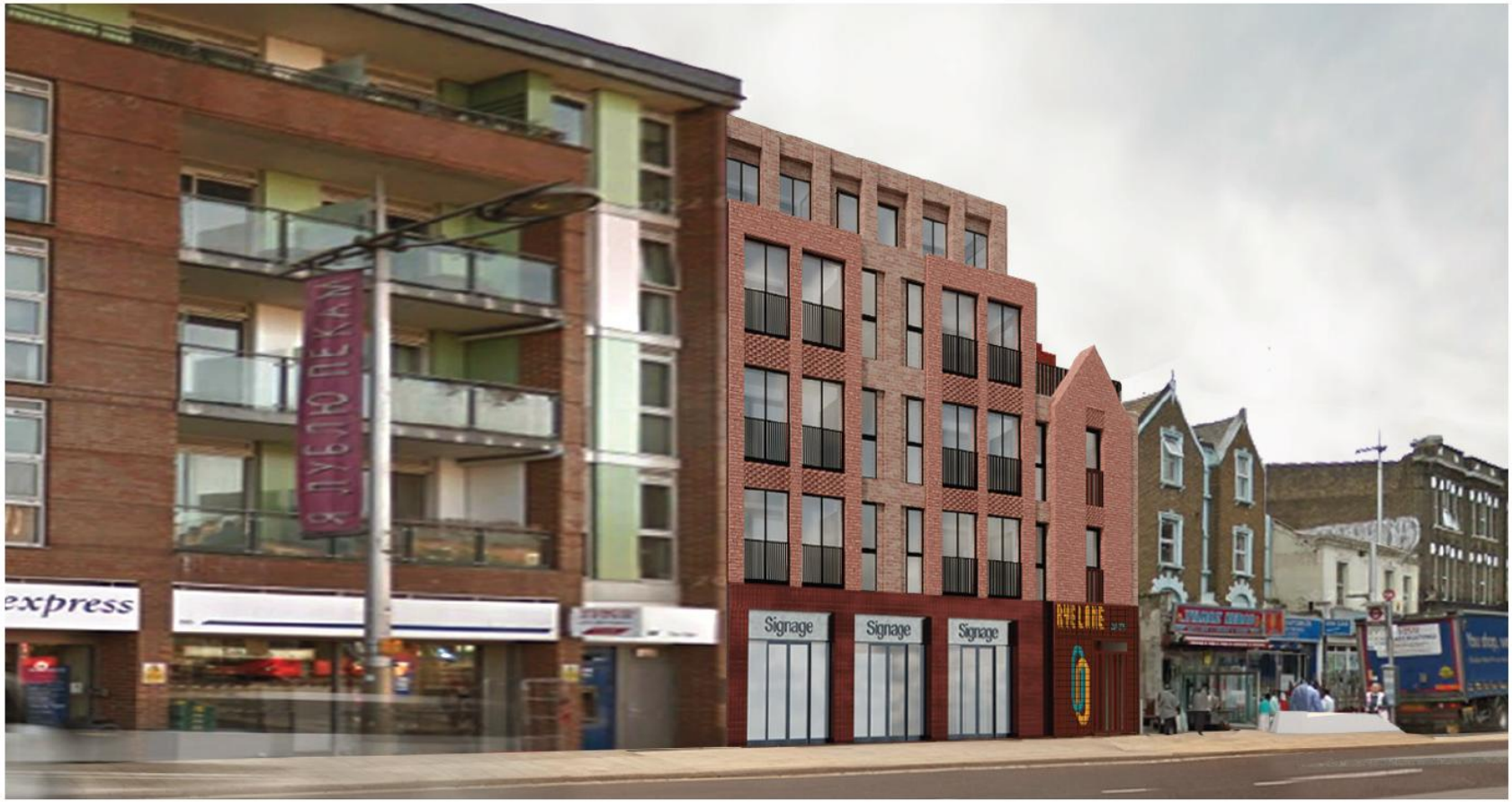
Proposed elevations:



Proposed visual from Rye Lane:



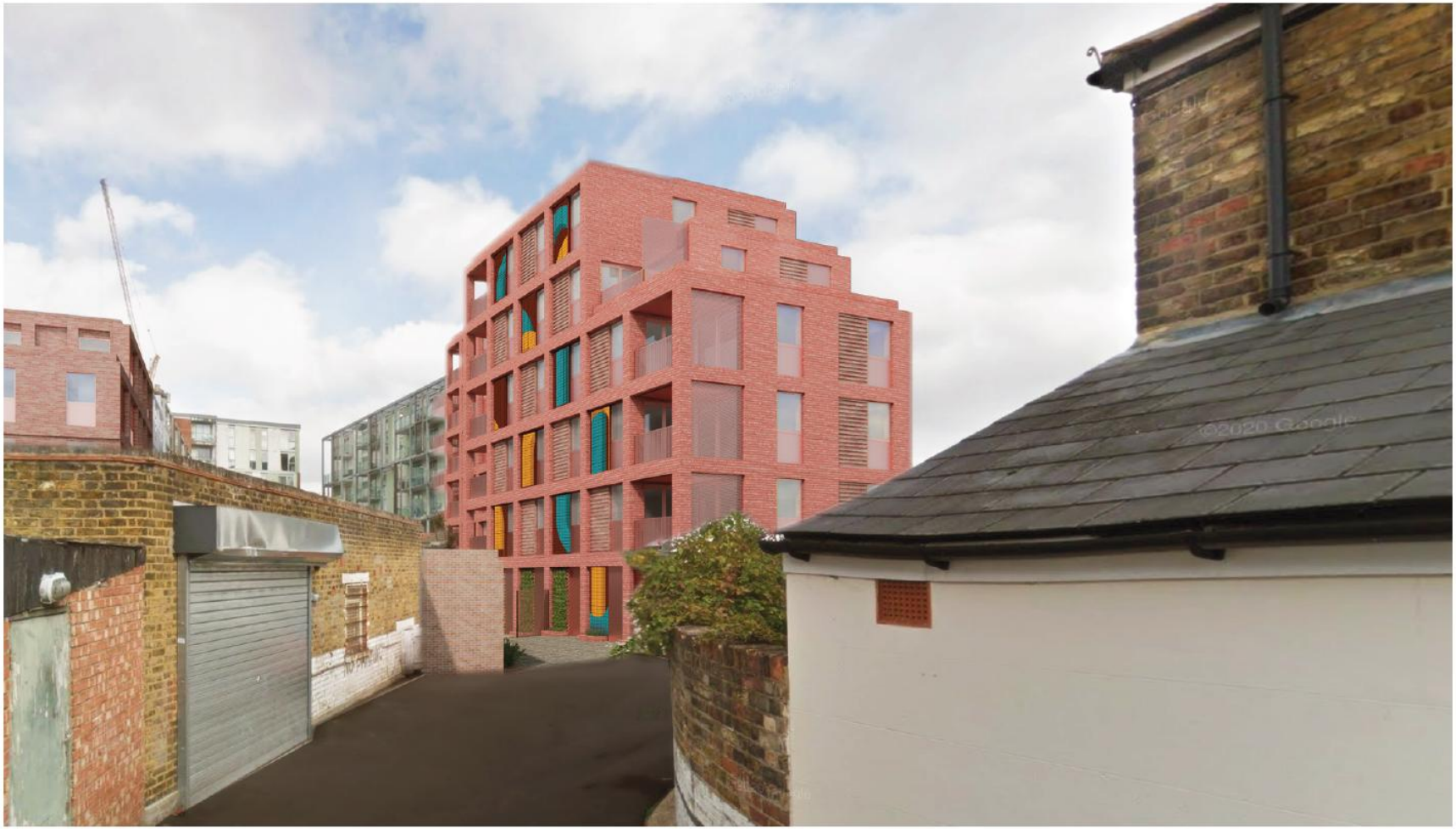
Proposed visual from Rye Lane:



Proposed visual from Rye Lane:



Proposed visual from Philip Walk:



Key issues for consideration

- Principle of the proposed development in terms of land use;
- Tenure mix, affordable housing (social rented and intermediate housing) and viability;
- Dwelling mix including wheelchair housing;
- Internal residential accommodation;
- External amenity space and playspace;
- Design, layout, and heritage assets;
- Neighbouring amenity;
- Landscaping, trees and urban greening;
- Biodiversity Net Gain;
- Ecology and biodiversity;
- Transport and highways;
- Energy and sustainability;
- Air quality;
- Fire safety;
- Ground conditions and contamination;
- Water resources and flood risk;
- Archaeology;
- Socio-economic impacts;
- Construction management;
- Other matters;
- Mayoral and borough community infrastructure levy (CIL);

Principle of the proposed development in terms of land use

- The site was previously used for industrial and commercial purposes.
- Following planning permission granted in 2018 (16/AP/1896), the uses ceased and the buildings became vacant.
- The buildings were demolished in August 2021 under the extant planning permission, and the site has remained vacant since.
- The previous planning permission was lawfully implemented and remains a material planning consideration.
- The principle of a mixed-use development comprising residential and commercial uses has therefore already been established.

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Principle of the proposed development in terms of land use

- The site is located within:
    - Peckham Area Vision Boundary
    - Peckham Major Town Centre
    - Peckham and Nunhead Action Area
    - Peckham Action Area Core
- These designations, amongst other things, identify the area as suitable for:
    - Housing growth with increased densities
    - Employment-generating uses
    - Significant future development and change

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Principle of the proposed development in terms of land use

- Southwark currently has a 4.53-year housing land supply, below the required 5-year housing land supply (5YHLS).
- As a result, the NPPF presumption in favour of sustainable development is engaged ("the tilted balance").
- The proposal would provide 38 new homes in a highly sustainable town-centre location.
- The scheme would contribute towards addressing the borough's housing shortfall.
- **Significant weight** is attached to the delivery of additional housing, particularly in the context of the Council's current inability to demonstrate a five-year housing land supply (5YHLS).

Principle of the proposed development in terms of land use

- The principle of development is considered acceptable in land use terms.

- The proposal would:

    - Deliver 38 new homes
    - Retain a commercial use within Peckham Town Centre
    - Redevelop a vacant brownfield site
    - Support land-use policy objectives in a highly sustainable location

Significant positive weight is attributed to the housing and brownfield redevelopment benefits.

Tenure mix, affordable housing (social rented and intermediate housing) and viability

- Policy P1 of the Southwark Plan requires developments of 10 or more homes to provide the maximum amount of affordable housing, with a minimum target of 35%, subject to viability.

- Southwark has a significant affordable housing need:

    - Over 18,000 households on the housing waiting list.
    - Identified annual need for 2,077 affordable homes (social rented and intermediate).
    - Approximately 93% of households have incomes that indicate a need for social or intermediate housing.

Tenure mix, affordable housing (social rented and intermediate housing) and viability

The proposal provides:

- No on-site affordable housing.
- No off-site affordable housing.
- No financial contribution in lieu.

The applicant explored delivery options with Registered Providers (RPs).

- Only one RP expressed interest.
- The tenure did not accord with adopted planning policy.
- The RP was not on Southwark's preferred RP list.

Limited Registered Provider interest was demonstrated, with concerns relating to scheme scale, Section 106 acquisition strategies, and location outside preferred operational areas.

Tenure mix, affordable housing (social rented and intermediate housing) and viability

- Applicant's Financial Viability Assessment concluded the scheme was in a £6.17 million deficit.

- Independent review on behalf of the Council identified the scheme to be more viable than originally assessed but still in a £1.85 million deficit.

- The Council's independent assessor concluded that a £Nil affordable housing contribution represents the maximum viable provision.

- A late-stage viability review is proposed to capture any future uplift in viability arising from:
  - Increased sales values
  - Reduced construction costs

  Any additional viability would be directed towards an affordable housing contribution.

Tenure mix, affordable housing (social rented and intermediate housing) and viability

- The proposal does not deliver 35% affordable housing due to demonstrated viability constraints.

- The Council accepts that the scheme has been tested to the maximum viable level, resulting in a £Nil contribution.

- The borough's housing land supply shortfall is a material consideration and weight should be given to the delivery of new homes.

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Tenure mix, affordable housing (social rented and intermediate housing) and viability

- The applicant previously offered a £1 million payment in lieu despite viability assessments showing a deficit.

- This offer is contested but remains in 'blue pencil' in the draft S106 agreement.

- It will be for the Planning Inspector to determine whether the 'blue pencil' offer meets the relevant statutory tests (set out in regulation 122 of The Community Infrastructure Levy Regulations 2010).

- A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is— (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development

Dwelling mix including wheelchair housing

- The scheme delivers 63.15% family-sized homes (2 bedrooms or more).
- A minor shortfall is identified for 3+ bedroom homes, with the scheme providing 18.42% compared to the 20% target.
- Two-bedroom homes comprise a mix of 3-person and 4-person units.
- The total habitable M4(3) rooms being delivered is 17, exceeding the 12.6 habitable room target.

- The overall dwelling mix, including wheelchair accessible dwelling mix, is considered in general compliance with adopted policy requirements.

Floor	1B2P	2B3P	2B4P	3B4P	3B5P	Total	M4(3)
GF	1	2	1	-	-	4	-
1F	2	4	1	1	-	8	2
2F	2	4	1	1	-	8	2
3F	4	2	-	2	-	8	1
4F	5	1	-	1	-	7	-
5F	-	1	-	1	1	3	-
Total	14	14	3	6	1	38	5
	36.84%	36.84%	7.89%	15.79%	2.63%		13.16%

Internal residential accommodation

- All non-wheelchair accessible dwellings comply with: Nationally Described Space Standards (NDSS), London Plan standards, Southwark Plan standards.

- All single and double bedrooms meet the relevant minimum bedroom size standards.

- Nine units have a marginal shortfall in kitchen/living/diner space (set out under the local Householder Development SPD 2025).

- The shortfall ranges from 0.12sqm to 1.75sqm.

- All residential units achieve a floor-to-ceiling height of at least 2.5m across more than 75% of the dwelling GIA, with FTC heights of 2.65m achieved within Block B.

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Internal residential accommodation

- 11 units are single aspect (28.9%)
- 25 units are dual aspect (65.8%), and
- 2 units are triple aspect (5.3%).

- There are no north facing single aspect units.
- There are no south facing single aspect units.

- Several units feature obscure glazing on their respective second and third aspects.

- Some bedrooms will rely on solely obscure glazed bedrooms.

Floor	1-aspect	2-aspect	3-aspect
GF	3	1	0
1F	2	6	0
2F	2	6	0
3F	2	6	0
4F	2	4	1
5F	0	2	1
Total	11	25	2
%	28.9%	65.8%	5.3%

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Internal residential accommodation

- The applicant has provided an internal lighting assessment (BS EN 17037)

Internal daylight.

Block	Number of Rooms Assessed	Rooms Satisfying Criteria (Nos.)	Rooms Satisfying Criteria (%)	Rooms Not Satisfying Criteria
Block A	40	31	78%	9
Block B	67	63	94%	4
Total	107	94	88%	13

Internal sunlight.

Proposed Block	Number of Rooms Assessed	High	Medium	Minimum	Failed	Rooms Satisfying Criteria (%)	No. of Rooms Satisfying Criteria
Block A	40	11	8	9	12	70.00	28
Block B	67	11	8	28	20	70.15	47
Total	107	22	16	37	32	70.09	75

Internal residential accommodation

- The scheme provides 5 wheelchair-accessible/adaptable (M4(3)) homes, exceeding the overall habitable room policy requirement for wheelchair housing provision.
- All 5 wheelchair units fall below the minimum floorspace standards, with shortfalls ranging from 2.7sqm to 5.6sqm.
- All wheelchair units are located above the ground floor.
- There is no second lift provided to wheelchair accommodation.
- Some wheelchair units have rooms that do not meet internal lighting guidance (BS EN 17037).

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Internal residential accommodation

- Notwithstanding the accommodation issues identified, the quality of accommodation across the site is considered in general compliance with the development plan, in light of the Council's housing land supply shortfall position and with the potential for a payment in lieu towards affordable housing.

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External amenity space and playspace

- Flatted developments should provide 10sqm of private amenity space per unit, with any shortfall added to the communal amenity space requirement.
- Flatted developments should provide 50sqm of communal amenity space per block.
- Children's playspace requirements are calculated with the GLA calculator.

- Block A private amenity space shortfall: 50.2sqm.
- Block B private amenity space shortfall: 32.1sqm.
- Overall amenity space shortfall: 82.3sqm.
- Amenity space provision 59sqm.
- Children's playspace provision 77sqm.
- All units have private amenity space (with some below 10sqm).

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- Overall, the proposed development is acceptable in terms of amenity/play space provision – subject to planning conditions for detail design and a planning obligation to charge for the shortfall amenity space (to be used to improvement of the public open space).

Proposed play space and amenity space:

- Playspace
- Communal amenity space



Design, layout and heritage assets

- No objection to the demolition of the fire-damaged building at 275 Rye Lane, which is not a listed heritage asset.
- Scheme has undergone extensive design review and amendments following officer feedback.
- Development comprises:
    1. Block A fronting Rye Lane (5 storeys with set-back upper floor)
    2. Block B to the rear (stepping from 6 to 4 storeys)
- Height, scale and massing are designed to provide an appropriate transition between the commercial centre and surrounding residential context.
- The scheme preserves the setting and significance of the adjacent Rye Lane Conservation Area.
- Proposed materials and architectural detailing are considered high quality and reflective of the local character.

- Conditions to secure final details of materials and detailed design.

- Overall, the proposal is considered acceptable in design, townscape and heritage terms.

Neighbouring amenity

Privacy & Overlooking

- Potential overlooking impacts to Co-Operative House, Philip Walk properties and 277 Rye Lane can be appropriately mitigated through:
  - Obscure glazing
  - Obscured balustrades

- Planning conditions will secure these measures before above-grade works commence.

- Subject to mitigation, no unacceptable privacy impacts are anticipated.

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Neighbouring amenity

Daylight Assessment

- 345 neighbouring windows assessed for daylight (VSC):
  - 326 windows (95%) compliant
- 240 neighbouring rooms assessed for daylight distribution (DD):
  - 222 rooms (93%) compliant
- Some adverse impacts identified, primarily affecting:
  - Limited number of windows/rooms at Co-Operative House.
  - A small number of rooms at 277 Rye Lane.
- Impacts are generally localised and considered acceptable within the urban context.

Neighbouring amenity

Sunlight Assessment

- 190 rooms assessed for sunlight (APSH):
  - 179 rooms (94%) compliant

- Co-Operative House:
  - 107 of 117 windows meet BRE targets (92%)
  - Most affected windows already constrained by balconies and orientation.

- No material adverse sunlight impacts identified to neighbouring residential accommodation.

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Neighbouring amenity

Overshadowing of Amenity Spaces

- 11 communal amenity areas assessed.

- On 21 March:
  - 7 areas comply with BRE guidance.
  - 4 areas experience reductions beyond guidance, though two are only marginally affected.

- On 21 June:
  - All 11 areas comply with BRE guidance.

- No material adverse impact on amenity spaces during peak summer use.

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Neighbouring amenity

Outlook & Sense of Enclosure

- Development will reduce openness and outlook to some neighbouring properties.
- Impact reflects development of a currently vacant site within an urban setting.
- Scale, massing and form are considered compatible with surrounding built form, particularly Co-Operative House.
- Overall impact on outlook considered acceptable.

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Neighbouring amenity

Noise & Odour

- Residential use not expected to generate noise beyond typical enjoyment of dwellings.

- Conditions recommended to control:
  - Plant noise
  - Commercial operating hours (07:00-23:00)

- Environmental Protection Team raises no objection subject to conditions.

- No odour-generating plant equipment proposed.

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Neighbouring amenity

- The proposal has been assessed in relation to privacy, daylight, sunlight, overshadowing, outlook, noise and odour impacts on surrounding properties.

- Overall, officers conclude that the development would not result in unacceptable harm to neighbouring amenity, subject to planning conditions.

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Landscaping, trees and urban greening

- The development is required to achieve a minimum Urban Greening Factor (UGF) of 0.4 and is proposed to achieve 0.41, exceeding the policy requirement.

- UGF is delivered through a combination of:
  - Tree planting
  - Green roofs
  - Perennial planting
  - Hedges and grassland
  - Permeable paving

- The Council's Urban Forester raises no objection to the proposed landscaping, tree planting and urban greening strategy.

- There are no tree or landscaping constraints affecting the site.

- Planning conditions are recommended to secure detailed landscaping and green/blue roof designs, ensuring delivery of the proposed urban greening benefits.

Biodiversity Net Gain

- Development is subject to mandatory Biodiversity Net Gain (BNG) requirements for a minimum 10% uplift.
- Submitted BNG assessment demonstrates the uplift can be delivered entirely on-site.

<u>BNG Assessment Results</u>

- Baseline habitats: 0.31 habitat units.
- Post-development habitats: 0.48 habitat units.
- Net gain: +0.17 habitat units (55.02%) uplift.

<u>Summary</u>

- Predicted on-site BNG uplift of 55.02% significantly exceeds the statutory 10% requirement.
- Biodiversity gains are considered "significant" under statutory guidance.
- Conditions recommended:
  1. Submission of a Biodiversity Gain Plan (BGP).
  2. Submission of a Habitat Maintenance and Monitoring Plan (HMMP).

Ecology and biodiversity

- Ecological Assessment reviewed by Ecology Team and accepted in principle.
- Two bat emergence surveys were undertaken, with no evidence of bats recorded on-site or in the surrounding area.
- Biodiversity enhancements secured through provision of swift bricks and bat boxes.
- Invasive species identified on site and to be removed in accordance with best practice.

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Transport and highways

- Site has excellent public transport accessibility (PTAL 6A) with bus stops and rail services nearby.
- No objections raised by Southwark Transport Policy, Highways and TfL.

Parking

- Development is car-free on-site and residents would be restricted from obtaining on-street parking permits. 1 blue badge parking space provided on-site.

Cycle parking

- 74 long-stay spaces and 2 short-stay spaces proposed. Secure, accessible and policy compliant.

Healthy streets & Rye Lane improvements

- Development supports walking, cycling and public transport use.
- £53,200 contribution secured towards Rye Lane cycle improvements.

Servicing, deliveries, highways and trip generation

- Servicing Management Plans required prior to occupation. Existing and enhanced loading facilities considered sufficient.
- Increase in trips by walking, cycling, bus and rail expected. No significant highways impacts.
- Section 278 agreement for temporary and permanent highways works.

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Energy and sustainability

- Achieves a 79.8% reduction in regulated carbon emissions compared to baseline.

Carbon reduction

- Be Lean: Energy-efficient design measures deliver an 18% carbon reduction.
- Be Clean: Future-proofed for connection to a District Heat Network.
- Be Green: Air Source Heat Pumps and roof-mounted solar panels deliver a 63% carbon reduction.

Net zero carbon

- Carbon offset contribution of £16,530 to be secured by legal agreement.
- Policy Energy Team reviewed the proposals and raised no objections.

Summary

- Development is considered complaint with energy and sustainability policies.
- Planning obligations will secure:
    1. Carbon offset payment (£16,530)
    2. Future District Heat Network connection
    3. Ongoing energy monitoring (“Be Seen”).

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Air quality

- Air Quality Assessment submitted and reviewed by the Council's Environmental Protection Team (EPT).
- Development is considered air quality neutral, meeting both building and transport emissions benchmarks.
- No additional air quality mitigation measures are required.

Fire safety

- A Fire Statement has been submitted and is considered to address the relevant policy requirements.
- Detailed fire safety compliance will be secured through the Building Regulations process.

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Ground conditions and contamination

- Piling works are proposed and a Piling Method Statement will be secured by condition to protect underground utilities.
- Given the site's former industrial/commercial uses, a contaminated land assessment and remediation strategy is secured by condition.

Water resources and flood risk

- Conditions will secure a water consumption rate of 105 litres per person per day.
- The site is located in Flood Zone 1 (lowest flood risk).
- Surface water drainage proposed have been reviewed by the Lead Local Flood Authority and are considered acceptable.
- Development achieves greenfield run-off rates and will not increase flood risk on or off site.
- Overall, the proposal complies with water resource and flood risk policies, subject to conditions.

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Archaeology

- No material impact anticipated (site is not within an APA).

Socio-economic impacts

- The commercial unit will contribute to the local economy.
- There is an obligation for local procurement of good and services during and after construction.

Construction management

- To be controlled by construction logistics plan condition.
- To be controlled by construction environmental management plan condition.
- Obligation to secure active monitoring by the highways and environmental protection team.

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Other matters

- Highspeed internet ducting provision will be secure via condition.

Mayoral and borough community infrastructure levy (CIL)

- Approximately £1.3million.

Planning conditions

- Approved plans
- Time limit (3-year standard)
- BNG biodiversity gain plan
- BNG habitat management and monitoring plan
- Land contamination
- Demolition and construction logistics plan
- Demolition and construction environmental management plan
- Piling method statement
- Detail design drawings
- External material samples
- Landscaping and playspace details
- Green roof details
- Bird and bat box details
- External lighting details
- Obscure glazing details
- Secured by design
- Waste and refuse storage
- Cycle storage provision
- Accessible housing
- Servicing management plan (residential)
- Servicing management plan (commercial)
- Commercial unit use restriction
- Commercial unit hours of use (7AM to 11PM)
- Water
- Plant noise
- Surface water drainage
- Full fibre connectivity ducting

Planning obligations

- Affordable Housing (Social Rented and Intermediate Homes)
- Local Procurement
- Energy and Sustainability
- Biodiversity Net Gain
- Construction Logistics and Network Management
- Construction Environmental Management Plan
- Healthy Streets
- Amenity Space
- Highway Works (S.278 Agreement)
- Car Free Development
- Disabled Units and Parking
- Administration and Compliance Fees
- Technical and Non-Technical Submission Fees

Planning conclusion

- The proposed development is in general compliance with the development plan, when viewed as a whole. Accordingly, it is recommended members endorse the officer recommendation that would have been to grant planning permission (subject to planning conditions and completion of a legal agreement) had the application not been appealed for non-determination.

- Officers have not identified a strong reason for refusal when viewed against policies that protect areas or assets of particular importance, nor have officers identified any adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having had particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination, including the specific paragraphs within in the footnote. Substantial weight has been attributed to the value of using brownfield land for homes and other identified needs (including the opportunity to remediate any potentially contaminated land) in reaching the planning recommendation.

Recommendation

It is recommended that the Planning Committee:

1. Note that an appeal for non-determination has been received in respect of planning application reference 24/AP/3834 and that the major application would normally have been considered and determined by Planning Committee (Smaller Applications) but will now be determined by the Secretary of State.

2. Note that a Planning Inspector has been appointed to decide the appeal and that a planning appeal hearing has been listed with a time estimate of 1 day commencing on the 25 August 2026.

3. Consider and endorse the officer recommendation that would have been to grant planning permission (subject to planning conditions and completion of a legal agreement) had the application not been appealed for non-determination.