

Planning Committee

Tuesday 4 November 2014

7.00 pm

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

Membership

Councillor Nick Dolezal (Chair)
Councillor Maisie Anderson
Councillor Sarah King
Councillor Hamish McCallum
Councillor Darren Merrill (Vice-Chair)
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor James Barber
Councillor Stephanie Cryan
Councillor Catherine Dale
Councillor Tom Flynn
Councillor Jane Lyons
Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Access

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Contact

Sarah Koniarski on 020 7525 5824 or email: sarah.koniarski@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 27 October 2014



Planning Committee

Tuesday 4 November 2014

7.00 pm

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 7
	To approve as a correct record the minutes of the open section of the meeting held on 7 October 2014	
6.	RELEASE OF £3,082,784.40 S106 MONIES FROM DEVELOPMENT IN AND AROUND THE AYLESBURY (INCLUDING SITE 7) TOWARDS THE NEW HEALTH CENTRE, LIBRARY AND OPENS SPACE IN THE AYLESBURY AMERSHAM SITE (SITE 18)	8 - 14

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7.	DEVELOPMENT MANAGEMENT	15 - 18
	7.1. 237 WALWORTH ROAD, LONDON SE17 1RL - FULL PLANNING PERMISSION	19 - 61
	7.2. 237 WALWORTH ROAD, LONDON SE17 1RL - OUTLINE PLANNING PERMISSION	62 - 102
	7.3. FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET AND 21-27 ST THOMAS STREET, LONDON SE1	103 - 155

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

PART B - CLOSED BUSINESS

ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

Date: 27 October 2014



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: The Head of Development Management
Planning Section, Chief Executive's Department
Tel: 0207 525 5437; or

Planning Committee Clerk, Constitutional Team
Corporate Strategy, Chief Executive's Department
Tel: 0207 525 5824

Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 7 October 2014 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maisie Anderson
 Councillor Sarah King
 Councillor Hamish McCallum
 Councillor Darren Merrill (in the chair)
 Councillor Michael Mitchell
 Councillor Jamille Mohammed
 Councillor Adele Morris

OFFICER SUPPORT: Gary Rice, Head of Development Management
 Zayd Al-Jawad, S106 Officer
 Christian Loveday, Planning Officer
 Michael Tsoukaris, Design and Conservation Officer
 Bridin O'Connor, Planning Officer
 Jon Gorst, Legal Officer
 Virginia Wynn-Jones, Constitutional Officer

1. APOLOGIES

Apologies were received from Councillor Dolezal. Councillor Merrill chaired the meeting. Councillor Cryan attended as a reserve.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report which related to item ten on the agenda
- Member pack which related to item ten on the agenda.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 2 September 2014 be agreed as a correct record and signed by the chair.

6. **RELEASE OF SECTION 106 MONIES TOTTALLING £120,769.02 FROM DEVELOPMENT AT 272 TO 274 CAMBERWELL ROAD AND MEDLAR STREET AND 286 TO 304 CAMBERWELL ROAD SE5 FOR THE IMPLEMENTATION OF IMPROVEMENT WORKS TO CAMBERWELL GREEN, INCLUDING PLAY EQUIPMENT, TREES AND A PAVED TOWN SQUARE**

Report: see pages 9-15 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To note the comments from Camberwell Community Council about the proposed expenditure.
2. To authorise the release of £120,769.02 of section 106 funding towards the public realm improvement works to Camberwell Green, including play equipment, trees and a paved town square, broken down as:
 - 272-274 Camberwell Road and Medlar Street and 286-304 Camberwell Road SE5 (12/AP/2444) – £68,334 plus £1,702.07 interest identified for public open space, children's play and sports development.
 - 272-274 Camberwell Road and Medlar Street and 286-304 Camberwell Road SE5 (12/AP/2444) – £49,500 plus £1,232.95 interest identified for public realm.

7. **SECTION 106 RELEASE REPORT FOR £2,215,780 FROM 11 DEVELOPMENTS IN CATHEDRALS WARD TOWARDS THE BLACKFRIARS ROAD BOULEVARD PROJECT**

Report: see pages 16-24 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To authorise release of £2,215,780 of section 106 funding from the legal agreement in respect of a number of developments in the environs of Blackfriars Road towards the Blackfriars Road project. The developments include:
 - £340,423.66 from 231-241 Blackfriars Road (10AP3372),

- £45,045 from 102-107 Blackfriars Road (07AP0962),
- £34,065 from 123-131 London Road (11AP3529),
- £73,000 from 268 Waterloo Road (10AP1394),
- £50,000 from 44-49 Blackfriars Road (09AP1749),
- £63,000 from Sea Containers House (11AP1195),
- £108,223 from Kings Reach Tower (11AP1071),
- £22,880.50 from Kings Reach Tower extension (13AP1403),
- £163,642.52 from 169-173 Blackfriars Road (13AP0966)

2. To forward fund from the following development, to be repaid when funds are received.

- £130,750 from 92 Blackfriars Road (12AP3558),
- £1,184,750 from 245 Blackfriars Road (12AP3940).

8. REPORT TO RELEASE £1,041,331.65 OF SECTION 106 FUNDS TO A PROGRAMME OF 13 ENVIRONMENTAL AND TRANSPORT RELATED IMPROVEMENTS IN ROTHERHITHE AND SURREY DOCKS

Report: see pages 25-48 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. That planning committee agree that funds totalling £1,041,331.65 are released from a series of legal agreements associated with developments in the Rotherhithe and Surrey Docks wards for a programme of 13 public realm and transport improvements.

9. RELEASE OF £184,863.75 SECTION 106 MONIES FROM OLD KENT ROAD AREA TOWARDS IMPROVEMENT WORKS TO THE OLD KENT ROAD/GLENGALL ROAD ENTRANCE TO BURGESS PARK

Report: see pages 49-52 of the agenda.

An officer introduced the report. Members had questions of the officer.

RESOLVED:

1. To authorise release of £184,863.75 of section 106 funding broken down as:
 - 430-432 OLD KENT ROAD, LONDON, SE1 5AG, a/n 562 11/AP/0138 - £44,656.88
 - 434-452 OLD KENT ROAD, LONDON, SE1 5AG a/n 567 11/AP/1180 - £104,737.87
 - LAND ADJOINING TOWNSEND STREET, a/n 446 08/AP/2411, £35,469

towards improvement works to the Old Kent Road / Glengall Road entrance to Burgess Park.

10. DEVELOPMENT MANAGEMENT

10.1 SITE OF THE FORMER TUKE SCHOOL, 2-4 WOODS ROAD, LONDON SE15 2PX

Report: see pages 58-108 of the agenda and pages 1-6 of the addendum report.

Development Management planning application:
Application 14/AP/1872 for: Full Planning Permission

Address:
SITE OF THE FORMER TUKE SCHOOL, 2-4 WOODS ROAD, LONDON, SE15 2PX

Proposal:
Redevelopment of site to provide 122 residential units in a new building fronting Woods Road and Cossall Park ranging from 4-7 storeys high, a new 2-storey building at the rear of the site and provision of car parking, cycle parking and amenity space (Use Class C3).

An officer introduced the report. Members had questions of the officer.

The committee heard a representation from two spokespersons on behalf of objectors to the application and asked questions of the spokespersons.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared.

RESOLVED:

1. That planning permission be granted, subject to conditions and the amendments in the addendum report and completion of a legal agreement.
2. In the event that the legal agreement is not entered into by 7 November 2014, that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 151 of this report.

10.2 SITE BOUNDED BY SUMNER ROAD, DANIEL GARDENS AND GARNIES CLOSE, LONDON SE15

Report: see pages 109-169 of the agenda and pages 6-8 of the addendum report.

Development Management planning application:
Council's own development

Application 14/AP/2000 for: Council's Own Development - Reg. 3

Address:

*SITE BOUNDED BY SUMNER ROAD, DANIEL GARDENS AND GARNIES CLOSE,
LONDON SE15*

Proposal:

Hybrid application comprising residential-led mixed used development of the site comprising:

*1) Full details - site bounded by Sumner Road and Garnies Close (Block A)
Redevelopment of former Sumner Road Workshop site and erection of part 2, part 5 and part 6 storey building (max 22.2m AOD) to provide 70 residential units (Use Class C3) and 302sqm of community centre (Use Class D1) at ground and first floor level; a two-way road, associated landscaping, vehicular and pedestrian access, car parking and related infrastructure and engineering works (including the retention of electricity substation).
Landscaped play space on corner of Cator Street and Daniel Gardens.*

*2) Outline - site bounded by Sumner Road and Daniel Gardens (Block B)
(all matters reserved except for access and scale) Erection of building up to 6 storeys (max 23.5m AOD) to provide up to 42 residential units (Use Class C3) and associated landscaping, vehicular and pedestrian access, car parking and related infrastructure and engineering works.*

An officer introduced the report. Members had questions of the officer.

The applicant's agent made a representation to the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared.

RESOLVED:

1. Grant full planning permission for Block A and outline planning permission for Block B, subject to conditions.

Meeting ended at 9.30 pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 4 November 2014	Meeting Name: Planning Committee
Report title:		Release of £3,082,784.40 S106 monies from development in and around the Aylesbury (including site 7) towards the new health centre, library and open space in the Aylesbury Amersham site (site 18)	
Ward(s) or groups affected:		East Walworth, Faraday, South Bermondsey, Grange and Peckham wards	
From:		Director of Regeneration	

RECOMMENDATION

1. To authorise release of £3,082,784.40 of section 106 funding broken down as:
 - £1,037,206.40 (received) for the Aylesbury Infrastructure Tariff from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332.
 - £482,687 (from the Aylesbury Infrastructure Tariff), £160,802 (Health) to be paid in 2015 from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332
 - £1,402,089 from 28 developments in the Aylesbury health centre catchment area

towards the new health centre, library and open space in the Aylesbury Amersham Site (site 18).

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate against the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Built in 1960/1970s, the Aylesbury Estate is situated to the east of Walworth Road and extends along the north of Burgess Park.
4. With the support of local residents the council decided to regenerate the Estate and in 2010 the Aylesbury Area Action Plan (AAP) was adopted. We are now in the process of transforming the Aylesbury into a stronger and more vibrant community, living in high quality homes and whose residents enjoy great streets, parks and open spaces, excellent public transport and a wide range of facilities.
5. The first new homes were completed in 2012 and the council has now appointed Notting Hill Housing Trust as its Development Partner to take forward the continued regeneration of the area over the next 20 years across four phases. This will include nearly 4,000 new high quality homes, of which 50% will be affordable, great new streets and squares, as well as new community and retail facilities.
6. For health provisions the Aylesbury falls into the Borough and Walworth neighbourhood, and the redevelopment of the estate offers an opportunity to bring together primary and community services, ensure that there is capacity to provide for an expanded population, and provide appropriate facilities for the future provision of

an expanded range of services being offered in community settings to the people in that part of the neighbourhood.

7. The existing facilities affected by the regeneration proposals consist of the Aylesbury Medical Centre, which is a GP practice, and the Aylesbury Health Centre which provides community health services. These are in separate parts of Taplow House. It is proposed that in the future there is a single health facility accommodating both sets of services with the flexibility to respond to the changing demands on health care provision.

KEY ISSUES FOR CONSIDERATION

Policy implications

8. GP Medical Centre, the Aylesbury Medical Centre has its main practice in Taplow House, which will be re-provided as part of the Plot 18 regeneration programme (known as the Amersham Site). This practice has a total list of 21,000 patients of which 13,000 are seen regularly at the Aylesbury. This new Health Centre will be located on the site referred to in the AAAP as the Amersham Site. In line with the AAAP, this site will also include, among others, a Library and Public Open Space.
9. The developments on the Aylesbury and on the site of the Heygate estate will generate an increase in population of circa 15,000 and an expansion in this practice would accommodate an additional 7000 patients.
10. The practice catchment area stretches across the whole of north Southwark, and as a reflection of this their patients are spread widely across that area. There are slightly higher concentrations of patients in the following wards: Faraday, East Walworth, Newington, South Bermondsey, Grange, Livesey, Peckham and parts of Chaucer.
11. The proposed new facilities would be approximately 1100m². This is slightly larger than their existing accommodation in order to accommodate the additional population.
12. Community health centre, the Aylesbury Health Centre accommodates a range of community health services. It is a base for local child health services, with health visitors and midwifery teams operating across north Southwark, and there are also a number of child health clinics run at the centre. These include health visitor baby clinics, child development checks, ante-natal clinics and classes and speech and language therapy. Parents can attend from anywhere in the borough, but for some services this centre will mainly serve the north and north-west of the borough.
13. There are some adult services provided as well, with clinics run by the District Nursing Team – eg leg ulcers. Teams from Guys and St Thomas' NHS Foundation trust also provide, among other, Adult Audiology and Heart Failure Clinics. There is also a Benefits Advice service there. It is intended that the health centre part of this development have a total area, of approx 1000m².

Non-health provision

14. New Early Years provision (approximately 500m²) to replace the existing Aylesbury Early Years Centre (AEYC), currently located in Taplow House. This provision will offer 72 places for children 0-5 years and is larger than the AEYC, which is registered for 53 childcare places, and will contribute to meeting the needs of the projected increased population for the area.
15. The Library facility will incorporate a Stay & Play space and the Creation Trust office, and is larger library to replace the East Street Library which will close, once this is

opened. The proposed library is larger than East Street Library (approx 50m²). The new provision will include 300m² library, with training and meeting rooms and ancillary staff areas.

- Stay and play multi-purpose space, 150m², mornings group activities for parents/guardians and their young children, afternoons homework clubs and other library-related activities / events. Managed by the library with its own revenue stream.

- Creation Trust office, 50m², re-providing the office space currently occupied by the creation trust, which is located on the proposed site.

16. Public Open Space, high quality design of a minimum 1,500m² acting as major focal point/ node E/W between the Aylesbury conservation area and Surrey Square and N/S along Thurlow Street.

COMMUNITY IMPACT STATEMENT

17. The new Health and other community provisions set out above, will be delivered under the Development Partnership Agreement (DPA) with the council developer Partner Nottinghill Housing Trust. these provisions are in line with the AAAP.
18. An Equalities Impact Assessment was carried out as part of the AAAP. While this did not assess all of the groups with protected characteristics identified under the 2010 Equalities Act, the outcomes of that assessment are still valid and are not altered by this contract. The overwhelming impact on local people will be positive from this contract. The realisation of the regeneration vision for the area will bring quality new affordable homes, improved community facilities, including those set out above, and an improved public realm environment.
19. The DPA itself will deliver significant benefits for local residents in terms of economic benefits to the area, to include a commitment to maximising the use of local supply chains and labour, in addition to offering training and employment opportunities (such as apprenticeships); the council has also secured the partner's commitment to London Living Wage.
20. The DPA will also deliver dedicated staff for supporting community well-being over the next 20 years
21. In addition, a legacy for long term community benefit will also be provided through the ringfenced income stream from the ground rents on the private and shared ownership residential units within the development.

CONSULTATION

22. The community provision, and progress on the detailed brief requirements, features regularly on the agenda of the Resident steering Group, which meets monthly.
23. The chair and vice chair of the Borough, Bankside and Walworth community council has been consulted.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

24. Members of the Planning Committee are requested to authorise the release of Section 106 funds totalling £3,183,010.40 from the Section 106 Agreements listed in

this report towards the new health centre, library and open spaces in the Aylesbury (site 8).

25. The Section 106 monies must be spent in accordance with :
- i. the terms of the specific Section 106 Agreements;
 - ii. the tests set out in Regulation 122 (2) a-c of the Community Infrastructure Regulations 2010 (as amended) which provide they must be:
 - (i) necessary to make the development acceptable in planning terms;
 - (j) directly related to the development; and
 - (iii) fairly and reasonably related in scale and kind to the development.
26. The Section 106 Agreements listed in this report have been reviewed to ensure that the contributions which have been identified are being spent in accordance with the tests set out above and have been found to be compliant.
27. The decision to consider and approve Section 106 expenditure of strategic importance exceeding the sum of £100,000 is reserved to Members of the Planning Committee in accordance with Part 3F of the Council's Constitution, paragraph 2, under the heading 'Matters Reserved for Planning Committee'. Subject to taking account of the above considerations, Members are advised to approve the expenditure which would be consistent with the terms of the relevant Section 106 Agreements and the legal tests outlined above.

S106 Manager

28. The £1,037,206.40 from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332 has been received and was secure as a contribution toward the Aylesbury Infrastructure Tariff, which noted the health centre as a potential beneficiary of the contribution. Therefore the proposed allocation to the health centre will be acceptable and would provide some direct mitigation from the impacts of that development. This allocation will be split 50% to the Community Health Facility and 50% to Public Open Space and Library
29. £482,687 for the Aylesbury Infrastructure Tariff and the £160,802 for health are due to be paid upon completion of the site 7 development, in 2015/2016, and once received it will be available to this project. As noted in paragraph 22, this was always envisaged to go to this project and is acceptable mitigation. Again, this allocation will be split 50% to the Community Health Facility and 50% to Public Open Space and Library
30. The £1,402,089 from 28 developments listed below are all in the Aylesbury health centre catchment area, have all been received, are unallocated and would provide some direct mitigation from the impacts of those developments.

Health contributions (banked)	A/N No.	Application No.	Address	Amount available
S106/128 079	377	08/AP/0564	45 PENTON PLACE, LONDON, SE17 3JU	8,109
S106/128 052	408	06/AP/1116	BLOCKS A, B, C & D 27 GREEN WALK, LONDON, SE1 4TX	31,535

Health contributions (banked)	A/N No.	Application No.	Address	Amount available
S106/133 141	446	08/AP/2411	LAND ADJOINING TOWNSEND STREET, BECKWAY STREET, COMUS PLACE AND CONGREVE STREET, LONDON SE17 1TQ	29,797
S106/133 130	448	08/AP/2440	BRANDON STREET, LARCOM STREET AND CHARLESTON STREET, LONDON, SE17 1NL	17,301
S106/136 663	491	09/AP/2388	LAND AT ROYAL ROAD, LONDON, SE17 3NR (FORMER BRAGANZA OLD PEOPLE HOME)	92,274
S106/063 086	562	11/AP/0138	430-432 OLD KENT ROAD, LONDON, SE1 5AG	65,625
S106/142 026	565	11/AP/0217	20-30 WILDS RENTS, LONDON, SE1 4QG	37,940
S106/631 47	567	11/AP/1180	434-452 OLD KENT ROAD, LONDON, SE1 5AG	87,158
S106/122 837	328	06/AP/2272	LARNACA WORKS, GRANGE WALK, LONDON, SE1 3EW	81,090
S106/132 462	423	08/AP/1744	41-47 BLUE ANCHOR LANE & 9-13 BOMBAY STREET LONDON, SE16 3UL	20,181
S106/137 696	498	10/AP/0614	LYNTON ROAD NEIGHBOURHOOD OFFICE, 8 LYNTON ROAD, LONDON, SE1 5QR	13,457
S106/140 503	511	10/AP/1860	70 ABBEY STREET, LONDON, SE1 3NJ	22,107
S106/140 627	521	10/AP/2725	FORMER WHITSTABLE DAY NURSERY, STEVENS STREET, LONDON, SE1 3BX	24,030
S106/140 706	531	10/AP/2824	63 ALSCOT ROAD, SE1 3AW	22,107
S106/140 716	535	10/AP/3010	BERMONDSEY SPA SITE C5, GRANGE WALK, LONDON, SE1 3EL (SITE BOUNDED BY SPA ROAD NECKINGER & GRANGE WALK)	145,111
S106/Temp 0015	543	06/AP/1293	LAND AT 170-176 GRANGE ROAD, LONDON, SE1 3BN	29,733
S106/140 579	572	11/AP/1390	LAND AT 177-184 GRANGE ROAD, LONDON, SE1 3AA	38,965
S106/632 37	595	11/AP/3251	LAND AT 34-42 GRANGE ROAD, LONDON, SE1	42,041
S106/633 58	627	12/AP/1423	19 SPA ROAD, LONDON, SE16 3SA	44,850
	656	12/AP/3255	6 WILLOW WALK, LONDON SE1	23,707
S106/122 657	330	06/AP/2183	LAND AT 69-91(ODD) CAMBERWELL STATION ROAD AND 90-106 (EVEN) AND 108A WARNER ROAD , LONDON, SE5 9JZ	71,200
S106/125 992	385	07/AP/2075	182-186 WARHAM STREET LONDON SE5	10,812
S106/135 193	437	09/AP/0717	316-322 CAMBERWELL NEW ROAD LONDON SE5	32,008
S106/632 76	620	11/AP/4309	SITE BOUNDED BY EDMUND STREET, SOUTHAMPTON WAY AND NOTLEY STREET, LONDON SE5	286,085

Health contributions (banked)	A/N No.	Application No.	Address	Amount available
s106/63468	679	13/AP/0561	LAND EAST OF CROWN STREET BETWEEN WYNDHAM ROAD AND BETHWIN ROAD INCLUDING THE FORMER CROWN STREET DEPOT AND THE BETHWIN ROAD ADVENTURE PLAYGROUND CROWN STREET CAMBERWELL SE5 OUR	77,894
S106/132102	414	08/AP/3078	LAND AT JUNCTION OF CHESTERFIELD WAY & CULMORE ROAD, LONDON, SE15 2LL	20,185
S106/140717	548	10/AP/3173	25-35 CHESTERFIELD WAY, LONDON, SE15 2AW	13,330
COMB/0001	614	10/AP/1966	GARAGE AND NURSERY SITE, LINDLEY ESTATE, PECKHAM PARK ROAD, LONDON, SE15	13,457

Strategic Director of Finance and Corporate Resources

31. This report requests approval from the Planning Committee to the release of £3,082,784.40 S106 monies from development in and around the Aylesbury (including site 7) towards the new health centre, library and open space in the Aylesbury Amersham Site (site 18).
32. It is noted that £2,439,295.40 of S106 funds have been received by the council and is available towards the project. The remaining S106 funds of £643,389 are expected upon completion of the site 7 development in 2015/16. It is noted that is also available towards the projects listed in the report.
33. Close monitoring of the S106 accounts will be required to ensure all relevant sums are received before payments made towards the projects.
34. Any staffing and other costs connected with this recommendation to be contained within existing revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106	160 Tooley Street	Zayd Al-Jawad 020 7525 7309 020 7525 5564

AUDIT TRAIL

Lead Officer	Jane Seymour, Development Partnership Broker Aylesbury Team.	
Report Author	Zayd Al-Jawad, S106 & CIL Manager	
Version	Final	
Dated	19 September 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Section 106 manager	Yes	Yes
Cabinet member	No	No
Date final report sent to Constitutional team	23 October 2014	

Item No. 7.	Classification: Open	Date:	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission 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 to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Kenny Uzodike, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	November 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		November 2012

Item No. 7.1	Classification: Open	Date: 4 November 2014	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/0833 for: Full Planning Permission Address: 237 WALWORTH ROAD, LONDON SE17 1RL Proposal: Erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) (Sui generis) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works		
Ward(s) or groups affected:	East Walworth		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 25/04/2014		Application Expiry Date 25/07/2014	
Earliest Decision Date 05/06/2014			

RECOMMENDATION

- 1 That the planning committee resolves to grant planning permission subject to a satisfactory legal agreement and planning conditions.
- 2 In the event that the legal agreement is not entered into by 9 December, that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 106 of this report.

BACKGROUND INFORMATION

Site location and description

- 3 The site, measuring 0.304 hectares, is an irregular rectangular shaped backland site on the east side of Walworth Road. The sole access to the site is via a narrow passage between retail frontages at 235 and 239 Walworth Road. Beyond the passage the site is bounded on its north, east, south and south elevation by boundary walls varying in height between 2.5 – 4 metres. These walls separate the site from the adjoining Browning Estate to the east, a warehouse building (York House) to the north, and Manchester House to the south. There is no boundary wall to rear of 227-221 Walworth Road.
- 4 The site is vacant having recently been cleared of buildings that previously covered around 80% of the site. Those buildings were historically used for storage (Class B8) and other B class uses but were more recently occupied by a range of town centre uses including an unauthorized church, community use, hairdresser and retail units.
- 5 Whilst retail is the dominant land use to the west, the character to the east is

predominantly residential comprising a number of housing blocks over 4 storeys in height with large, mansard style roofs arranged around a central courtyard. The buildings typically have deck access and site within large plots that have substantial outdoor amenity space.

- 6 The site has an excellent public transport accessibility level (PTAL) of 6a.

Details of proposal

- 7 Full planning permission is sought to erect two new buildings that will provide student accommodation, new housing and associated landscaping, car parking cycle storage and refuse storage.

Student accommodation

- 8 A new 5 storey building will be erected to provide 130 student bed rooms (143 bedspaces). It is proposed as 'direct let' accommodation and so is not directly linked to a specific University or College - the rooms will be directly let to students.
- 9 The main entrance and reception is at ground floor level and provides access to an outdoor amenity space along the eastern boundary. The amenity space extends around the perimeter of the building providing an outdoor seating area, urban gym, orchard courtyard, sensory garden, terminating at a central courtyard. The main entrance to the student accommodation itself is from a separate entrance accessed from the central courtyard.
- 10 The student rooms vary in size but each will have an en-suite bathroom, a desk and storage space and kitchenette:

85 Studio rooms (17m² - 23 m²)
 25 'Premium' rooms (20m² - 33 m²)
 7 Accessible rooms (25 m² - 30 m²)
 13 Twin rooms (37 m² - 39 m²)

Seven of the student rooms are proposed to be designed to be wheelchair accessible.

- 11 A large common room (122 m²) and communal lounge (30 m²) will be provided at lower ground level with four further common lounge areas being provided at first, second, third and fourth floor level. An educational study space is also proposed at upper ground floor level (91m²) that will provide space for workshops and classes such as yoga, self defence and nutrition. A laundry room (17 m²) will also be provided at lower ground floor level.
- 12 Dedicated refuse and cycle storage has been integrated within the proposed student building. The bin and bike store is accessible by a set of stairs and a platform lift from the central courtyard area.

Residential accommodation

- 13 Seven new self contained dwellings are proposed within this scheme. The proposed mix of dwellings is:
- 1 x 1 bed (market)
 2 x 2 bed (shared ownership)
 2 x 4 bed (social rent)
 2 x 5 bed (social rent)

- 14 The one bed dwelling is proposed within the canopy structure (flying freehold) that sits above the main access passage to the site. The entrance to the dwelling is from the access passage.
- 15 The remaining dwellings are arranged in a short terrace that rises from two to four storeys. Access to these dwellings has been separated from the student accommodation and is via a gate that fronts the main access. Five of these dwellings have been designed to meet the South East London Housing Partnership Wheelchair Homes Design Guidelines and four will be provided with an on-site accessible parking space. All of these dwelling are proposed as affordable dwellings and will have dedicated cycle and refuse facilities.

Amendments

- 16 Alterations have been made to application since submission. The main changes and are:
- The removal of a medical centre (Class D1) from the scheme - originally proposed at lower and upper ground floor levels.
 - The relocation of the main bin and bike store from the courtyard to the student block to replace the D1 space at the lower ground floor.
 - The provision of education/study space for students at upper ground floor level to replace the D1 space on the upper ground floor
 - An extension of the courtyard and relocation of main entrance to the courtyard to increase circulation space
 - Proposal for a traffic light control system for the main access

Planning history

- 17 14/AP/0830 Outline application for the erection of two buildings, one a part 5, part 6 storey building plus lower ground floor and part basement plant room and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 68 residential units (comprising a mix of 19 x 1 bed, 42 x 2 bed, 3 x 3 bed, 2 x 4 bed and 2 x 5 bed) the provision of four disabled car parking spaces, cycle parking and associated landscaping works. The application is yet to be determined and is a concurrent alternative proposal).
- 18 14/EN/0296 Unauthorised change of use of the site to a car park (Enforcement Investigation). The case is under investigation.
- 19 13/PA/0024 Prior approval for the demolition of existing buildings to facilitate redevelopment of the site. Granted 25/09/2013.
- 20 10/AP/3592 Renewal of Planning Permission (reference 07-AP-2320) for the erection of a part 2, part 4 and part 5 storey building to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. Granted 09/03/2011.
- 21 This planning permission expired on 08/3/2014. The applicant has also explained that physical constraints of that permission were such that that scheme was not deliverable owing to issues regarding land ownership, a covenant in place restricting built form and use of windows adjacent to Southey House and right of way and means of escape issues.
- 22 07/AP/2320 Planning permission granted for The erection of part 2, part 4 and part 5 storey buildings to accommodate 54 residential flats and 871.1sq.m of Class B1

(office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. 25/01/2008.

Planning history of adjoining sites

229 Walworth Road

- 23 14/AP/2419 Full planning permission is sought for part demolition of a single storey rear extension and rebuilding works.
- 24 The proposed works will facilitate the creation of a means of escape for the ground floor retail occupiers of this building. At this time of writing, no decision has been made on this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 25 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development and conformity with strategic policies, including the need for student accommodation;
 - b) Affordable housing;
 - c) Design;
 - d) Quality of accommodation;
 - e) Impact of adjoining uses on the proposed development;
 - f) Impact upon the amenities of neighbouring residents and occupiers;
 - g) Transport including access;
 - h) Trees and landscaping;
 - i) Planning obligations (s106) and community infrastructure levy;
 - j) Sustainability;
 - k) Flood risk.

Planning policy

National Planning Policy Framework (NPPF)

- 26 Section 1 - Building a strong, competitive economy
 Section 4 - Promoting sustainable transport
 Section 6 - Delivering a wide choice of high quality homes
 Section 7 - Requiring good design
 Section 8 - Promoting healthy communities
 Section 10 - Meeting the challenge of climate change, flooding and coastal change
 Section 11 - Conserving and enhancing the natural environment

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 27 Policy 3.1 Ensuring equal life chances for all
 Policy 3.3 Increasing housing supply
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential
 Policy 4.7 Retail and town centre development
 Policy 4.10 New and emerging economic sectors
 Policy 4.12 Improving opportunities for all
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.9	Overheating and cooling
Policy 5.15	Water use and supplies
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.13	Parking
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.21	Trees and woodlands
Policy 7.13	Safety, security and resilience to emergency
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 8.3	Community infrastructure levy

Core Strategy 2011

- 28 Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 3 - Shopping, leisure and entertainment
 Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 5 - Providing new homes
 Strategic Policy 6 - Homes for people on different incomes
 Strategic Policy 7 - Family homes
 Strategic Policy 8 - Student homes
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards
 Strategic Policy 14 – Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 29 The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 30 Saved Policy 1.1 - Access to employment opportunities
 Saved Policy 2.5 - Planning obligations
 Saved Policy 3.1 - Environmental effects
 Saved Policy 3.2 - Protection of amenity

Saved Policy 3.3 - Sustainability assessment
 Saved Policy 3.4 - Energy efficiency
 Saved Policy 3.6 - Air quality
 Saved Policy 3.7 - Waste reduction
 Saved Policy 3.9 - Water
 Saved Policy 3.11 - Efficient use of land
 Saved Policy 3.12 - Quality in design
 Saved Policy 3.13 - Urban design
 Saved Policy 3.14 - Designing out crime
 Saved Policy 3.28 - Biodiversity
 Saved Policy 4.2 - Quality of accommodation
 Saved Policy 4.4 - Affordable housing
 Saved Policy 4.5 - Wheelchair affordable housing
 Saved Policy 4.7 - Non self-contained housing for identified user groups
 Saved Policy 5.2 - Transport impacts
 Saved Policy 5.3 - Walking and cycling
 Saved Policy 5.6 - Car parking
 Saved Policy 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents

Residential Design Standards SPD (2011)
 Sustainable Design and Construction SPD (2009)
 Sustainable Transport SPD (2010)
 Section 106 Planning Obligations (2007) and (2014 draft)
 Elephant and Castle Supplementary Planning Document and Opportunity Area
 Planning Framework SPD (2012)
 Affordable Housing SPD (2008) and (2011 draft)

- 31 The following policy designations apply to the site as identified by the Core Strategy (2011) Proposals Map:
- Urban Density Zone
 - Air Quality Management Area
 - The site has a Public Transport Accessibility rating of 6a
 - Walworth Village Archaeological Priority Zone
 - Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area

Principle of development

- 32 The NPPF promotes sustainable development which means improving the built and natural environment whilst creating jobs, improving the design and function of places and providing a wide choice of good quality homes.
- 33 The site is within a Major Town Centre and the Elephant and Castle Opportunity Area which is undergoing major transformation. It falls within the Walworth Road character area of the Opportunity Area which is characterised by numerous small scale shops alongside a number of larger retail stores. The vision for the area is for a high density, high quality, mixed use town centre that will provide new homes, an enhanced public transport interchange, employment, retail floor space and other social benefits. Redevelopment of this site therefore provides an opportunity to provide a high quality development that optimises the use of a brownfield site in a highly accessible location.
- 34 The lawful use of the site is not free of doubt but it is accepted that historically it was lawfully used for a mix of Class B uses. This proposal does not seek to re-provide B class uses and so it will result in the loss of employment land, the acceptability of which must be considered taking account of the development plan and other material

considerations.

Loss of land with an established B class land use

- 35 The loss of employment land is not normally permitted, except where;
- a) The applicant can demonstrate convincing attempts to dispose of the premises; either for continued B Class use, or for mixed uses, involving B Class, including redevelopment, over a period of 24 months, have been successful; or
 - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
 - c) The site is located within a town or local centre, in which case in accordance with saved policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floor space may be used for suitable mixed or residential use.

Marketing evidence

- 36 Marketing evidence has been submitted providing commentary on the viability of the site for continued B class and other commercial uses. The assessment reports that the site is not an established office location when compared to London Bridge and Waterloo and concludes that commercial users would not find the location desirable owing to the lack of a site frontage on Walworth Road and difficulties associated with its narrow access.
- 37 The council's Employment Land Review (2010) is a material consideration and forecasts the need to provide new office and business space outside of the SE1 area. The provision of new space is identified as a key policy objective in the Elephant and Castle Opportunity Area to stimulate growth and attract inward investment to facilitate the growth of small and medium sized enterprises.
- 38 The site now comprises cleared hard standing and in this respect is capable of being redeveloped to incorporate a mix of uses, involving B Class. However, the marketing analysis submitted provides sufficient reasoning to cast doubt on the potential viability of commercial uses at this location given its backland nature and access constraints. Based on this analysis the loss of an established employment use is considered acceptable.

Re-provision of space for Cooltan Arts

- 39 A provision within the legal agreement for two previous permissions required the owner of the site to offer Cooltan Arts, a mental health charity, floorspace of no less than 203 sq m² in the new development. Before relocation to a site nearby, Cooltan Arts occupied a part of the application site, although without the benefit of planning permission. The council supported the provision made for Cooltan Arts as they provide a valuable community service.
- 40 Several letters submitted in response to this application have cited concern that Cooltan Arts would not be offered space in the proposed scheme. The applicant has explained that they have consulted with Cooltan Arts who now have a requirement for 372m² over two/ three/ four floors with outside space. They have advised that they cannot accommodate their needs within this development without compromising the viability of affordable housing and have been assisting Cooltan Arts in their search for new space.

- 41 Officers have taken into account the representations received and reviewed the legal agreement. After careful consideration officers consider that there is no policy basis that requires the new owner to provide space for Cooltans in the new development. The provisions of the former legal agreement no longer apply as they relate to a planning permission that has since expired.

Student Housing

- 42 London Plan policy 4.10 requires boroughs to give strong support to London's higher and further education institutions, recognising their need for accommodation. Strategic policy 8 of the Core Strategy sets out the strategic approach to student housing in Southwark allowing their development within town centres and places with good access to public transport, provided they would not harm the local character of an area. The policy also emphasises that the provision of new student homes needs to be balanced against other types of housing, such as affordable and family housing and requires 35% of student housing to be provided as general needs affordable housing.
- 43 Saved policy 4.7 supports the implementation of the council's student housing policy by applying criteria that would apply to any assessment of non-self contained housing accommodation. In considering the appropriateness of a site it requires an assessment to be made of the need, and suitability of, the proposed accommodation for its intended users; that its provision would not result in a significant loss of amenity to neighbouring occupiers; adequate infrastructure is in the area to support any increase in residents; and that the scheme would provide a satisfactory standard of accommodation, including shared facilities.
- 44 The applicant has submitted a report which assesses the need for student accommodation in Walworth, Southwark and the London area. It explains that there are 32,347 full-time students living in the borough and that of these 868 (2.6%) live in direct let purpose built student accommodation which is much lower than the London average for equivalent accommodation. Whilst these figures do not account for students living in purpose built accommodation owned and operated by higher education institutions or those on nomination agreements, the site is identified as being highly accessible and within 35 minutes by public transport to over 10 higher education institutions. London Southbank University and University of the Arts London are identified as the closest institutions that may benefit from the accommodation notwithstanding the catchment of other institutions which are within a reasonable travelling distance to the site. Furthermore the rental levels proposed would be comparable with similar types of purpose built student accommodation in London.
- 45 Taking account of the development plan and other material considerations it is considered that the need for student accommodation has been adequately demonstrated.

Affordable Housing

- 46 The provision of student housing has to be balanced with the provision of other types of housing, particularly affordable and family homes. Strategic policy 8 of the Core Strategy seeks to address the balance by requiring 35% of student developments as affordable housing in line with Strategic policy 6. In the Elephant and Castle Opportunity Area a tenure split of 50% socially rented / 50% intermediate is required for the affordable units provided.
- 47 The draft Affordable Housing SPD (June 2011) explains that all student schemes providing 30 or more bedspaces will be required to provide affordable housing. It also

sets out the mechanism for calculating the level of affordable housing stating that each student bedroom, living/dining area, including common rooms will be counted as a habitable room. Guidance in the Southwark plan and Residential Design Standards SPD explains that rooms exceeding 27.5 sq metres can be counted as two habitable rooms. This can also apply to non-residential floorspace, including student accommodation for the purposes of calculating affordable housing. Therefore the sum of large communal living spaces within the scheme count towards the baseline when establishing the level of affordable housing that should be provided.

- 48 There are 130 bedrooms, 7 communal rooms and an education/study space which equates to 138 rooms ($130+7+1=138$). A further 2 habitable rooms can be added as market housing is proposed which counts towards baseline to establish the level of affordable housing that should be provided by this scheme. This equates to a total of 140 'rooms' ($130+7+1+2=140$). Taking account of large rooms there are a further 28 'rooms' that can be counted which equates to a total of 168 rooms ($130+7+1+2+28=168$). Based on this analysis, the requirement for 35% affordable housing equates to 59 habitable rooms ($168 \times 0.35 = 59$).
- 49 The applicant disputes the council's methodology to calculate the level of affordable housing. The main area of disagreement being that the council has counted large rooms above 27.5m^2 as more than one room and taken account of the common room and education space.
- 50 It is in accordance with guidance to count rooms above 27.5m^2 as more than one room for the purposes of affordable housing calculations. As such officers consider it is appropriate to continue to apply this guidance to this scheme. However consideration has also be given to the applicants representations and, where relevant, other material considerations. The conclusions of these discussions are set out in detail below which has resulted in a reduction of the number of rooms taken into account.
- 51 On balance, officers consider it would be reasonable, subject to a condition, not to take account of the education space for the purposes of calculating affordable housing. The space is not proposed as a living or communal area which are the spaces usually only taken into account. There are, however, instances where space with a function distinct from living space has been discounted in other consented student schemes. Consideration has therefore been given to the role of this space within the development. Subject to a condition, officers consider that it may be reasonable to restrict the use of this space for education/study purposes. A legal agreement is also recommended to ensure that in the event of sub-division in the future there would be a mechanism for claw-back if this space was to be used as communal living space or additional rooms. Discounting this room would reduce the number of rooms taken into account from 168 to 165 as this space counts for 3 rooms by virtue of its size. Based on this analysis, the requirement for 35% would then equate to 58 habitable rooms ($165 \times 0.35 = 58$).
- 52 Officers also consider it would be reasonable not to count eight (8) of the proposed 'student rooms' as two habitable rooms as there is no reasonable prospect that these rooms could be sub-divided. This is by virtue of their design and layout within the scheme which is considered a relevant material consideration. Discounting these rooms would reduce the number of rooms taking into account from 165 to 157 as each of these rooms would count as one and not two rooms. Based on this analysis, the requirement for 35% would equate to 55 habitable rooms (157×0.35).
- 53 The scheme will deliver 6 'affordable' dwellings comprising four social rent (2 x five bed and 2 x four bed) and two shared ownership units (2 x two bed). The shared ownership dwellings are proposed to be offered in accordance with affordability

thresholds set out in the draft Affordable Housing SPD. The dwellings houses are proposed as social rent wheelchair accessible and will provide large family homes all of which would have with gardens. This aspect of the scheme reflects local needs and priorities and therefore can be supported.

- 54 These dwellings will provide 36 habitable rooms to which a further 6 rooms can be added taking account of rooms over 27.5 sq m². The total number of affordable habitable rooms provided by this scheme is therefore 42 (36 + 6 = 42).
- 55 Based on the analysis above, there is a shortfall in the proposed level of affordable housing as the scheme will deliver 42 habitable rooms which equates to 27 % (42/157 x 100= 27%). However this does not take account of saved policy 4.4 which explains that one less affordable room can be provided for every affordable housing unit that complies with council's wheelchair design standard. Under this scenario 50 habitable rooms (55 – 5 = 50) would be an acceptable level taking account of the five wheelchair units proposed. However, even taking this into account, the scheme would fall short of a policy compliant level of affordable housing by a margin of 8 habitable rooms (50 – 42 =8).
- 56 The draft Affordable Housing SPD 2011 outlines a sequential approach to make sure as much affordable housing as possible is achieved. The sequential approach is set out below:
- All housing, including affordable housing should be located on the development site.
 - In exceptional circumstances the affordable housing may be provided off-site. In these circumstances that affordable housing should be provided on another site or sites in the local area of the proposed development.
 - In exceptional circumstances a contribution in lieu of on-site or off-site affordable housing may be permissible.
- 57 Officers accept that within the proposed configuration of buildings it would be problematic to incorporate more affordable housing on site owing to the layout of uses, which have been deliberately designed to separate the areas occupied by students and the residential dwellings. Incorporating affordable housing within the student housing block would be problematic taking account of the requirements of Registered Providers who generally require separate entrances, separate lifts and vertical separation between uses and affordable tenures. These are considered to be legitimate reasons why affordable could not be integrated within the main student block.
- 58 In these circumstances, a policy compliant mix and amount of dwellings may not be possible on site. As such, the council could consider a contribution in lieu of more on-site housing.

Off site

- 59 The SPD states that where the Council allows either an off-site or in lieu contribution provision, at least as much affordable housing must be provided as would have been provided if the minimum 35% affordable housing policy requirement were achieved on-site.
- 60 The applicant has explained that that at submission they considered the scheme to be policy compliant and that it would be challenging to find site in this area where there is extensive long term regeneration and the availability of sites. Officers accept that the availability of suitable sites is limited and recognise that the search for a site to meet the shortfall may unreasonably harm the deliverability of this scheme. Based on this

analysis, officers consider that there are legitimate reasons for why an in lieu payment may be acceptable.

In Lieu contributions

- 61 The SPD sets out a minimum of £100,000 per habitable room as in lieu payment for affordable housing. Based on a shortfall of 8 habitable rooms, this equates to an in lieu payment of £800,000 (8 x £100,000). The applicant has agreed to make this contribution which consequently would result in a policy compliant level of affordable housing.
Under these circumstances it is considered that the scheme would be policy compliant and that the affordable housing offer should be accepted.

Summary

- 62 Based on the analysis above, the principle of a mixed use development can be supported as it is consistent with strategic and local planning policies for Elephant and Castle Opportunity Area and Town Centre.

Environmental impact assessment

- 63 The development is capable of being considered a 10 (b) 'urban development project' under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as it proposes the demolition of buildings, construction works and change of land use in an urban area. The relevant threshold for urban development projects is 0.5 hectares and as such the size of the site, at 0.3 hectares, falls short this established threshold.
- 64 Notwithstanding this, consideration has been given to the characteristics of the project to determine whether it is likely to have significant environmental effects having regard to Schedule 3 of the EIA regulations. After careful consideration, as detailed in this report, it is considered that this development is not likely to result in significant environmental effects for the purposes of the EIA regulations by virtue of the nature of the project, its size or location and is not likely to have impacts that will be of more than local importance.

Design Issues

- 65 Strategic policy 12 of the Core strategy 'Design and conservation' states that 'Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in'. Saved policy 3.12 of the Southwark Plan asserts that developments 'should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit' and saved policy 13 requires the principles of good urban design to be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
- 66 Pre-application advice was provided to the applicant on a scheme of comparable scale, mass and footprint, but for a different land use. Notwithstanding the different land use, a fundamental rethink to the approach to layout, scale and design of this site was advised as it was considered that the proposal would create a long monolithic building that would be overly dominant and would not create or provide clearly distinguished and well functioning amenity and servicing spaces. This was suggested to ensure the redeveloped site would function well and add to the overall quality of the

area, not just for the short term but over the lifetime of the development.

Site layout

- 67 This proposal is arranged in two linear blocks. The main block comprises student accommodation and runs parallel with the eastern boundary. It rises to five storeys as a singular mass and includes an excavated lower ground floor, with an associated 1.5m deep well around the perimeter and a set-back top floor. The main block returns at its full height along the northern boundary where it abuts an adjacent site.
- 68 A stepped residential block is arranged along the northern edge of the site and provides a short terrace of housing each with front and rear gardens arranged along the party wall to the adjacent site. The residential block ranges from two to four storeys in height.
- 69 The proposed arrangement of blocks results in a predominantly hard landscaped courtyard where servicing and parking are proposed. A narrow strip of landscaped area along the eastern and southern edge is proposed that is bounded by a 4 metre high boundary wall which separates the site from the adjoining residential estate.
- 70 In accordance with saved policy 3.13 new development is required to provide a site layout that allows for vehicular servicing to take place alongside safe movement of pedestrians and cyclists. This is to ensure the development functions well and provides an inclusive environment for future users.
- 71 Access to the site is constrained by the nature of the entrance which is a narrow passage leading from Walworth Road. At, 3.6 metres wide, the main access cannot accommodate more than one vehicle at a time. The passage also serves as access to existing residential accommodation above ground floor retail units on Walworth Road. Emergency and fire access doors for 235 Walworth Road are along the north elevation of the passage which also serves as access to other retail units.
- 72 The access passage leads towards a gated courtyard which is proposed as a shared surface. Four accessible parking spaces are proposed within the courtyard that are linked with the affordable dwellings. Access to the affordable dwellings is via an entrance within the courtyard. The main entrance to the student accommodation is also through the courtyard where refuse and cycle storage can also be accessed.
- 73 Over the course of the application, officers raised concerns that the proposed layout was problematic taking account of the access constraints and the proposed mix of uses. The circulation space left within the courtyard was considered inadequate for the safe movement of vehicles, cycles and pedestrians as was the intensity of development taking account of the scale, footprint, layout and intensity of uses. It was considered that there was a reasonable expectation that there will be occasions when vehicles associated with the site will need to reverse back into the courtyard or reverse out onto Walworth Road. The arrangement proposed was considered problematic and revisions to the site layout encouraged.
- 74 The applicant has revised the scheme by removing the proposed medical centre and relocating the main refuse and cycle store to within the main student block. The revisions have created larger courtyard and more circulation space within the site providing areas of refuge for cyclists and pedestrians for the times when vehicles are accessing the site. This revision is considered adequate to create conditions that will allow for safe movement within the site for vehicles, cyclists and pedestrians. A traffic light system is also proposed that will control the movement of vehicles to and from the site and Walworth Road. The inclusion of this system is intended to help manage the movement of vehicles which further enhances the safety of movement within and

to and from the site.

- 75 Based on the revised layout it is considered that the concerns regarding safe movement have adequately been overcome. For this reason the proposed layout is considered acceptable.

Scale, height and massing

- 76 The main student block is noticeably larger than most buildings in its immediate context and as a result its form dominates this site. At around 54m in length the main student block would be a substantial incursion into this townscape that will dominate the outlook of the neighbouring residential properties albeit without a street frontage given its' backland location.
- 77 On the western facade the proposal attempts to break up the singular mass of the main building into three bays which are defined by three full-height vertical glazed features. This coupled with the deliberately random arrangement of balconettes and windows gives this elevation a level of interest but doesn't fully mitigate its' overly dominant form which is particularly stark on the east elevation.
- 78 The terrace of houses is more subservient in scale and considered to respond sensitively to the local context. Its perpendicular alignment and stepped profile respects the urban form of the Walworth Road. The blank facades created at the junction of the student housing and affordable dwellings is unfortunate but could be mitigated by way of detailing that could be reserved by condition.

Detailed design and landscaping

- 79 A landscape strategy has been submitted as well as details on materials. Brick is the predominant cladding material for the main block and the terrace of houses with fibre-cement cladding to the top floor and window surrounds. Glazing is proposed to add interest on the bolt-on balconies and certain walls would be greened to add biodiversity. Officers consider that such matters could be reserved by condition should all other matters be acceptable.

Transport issues

- 80 The site has a Public Transport Accessibility Rating (PTAL) of 6a which equates to 'Excellent' in terms of access to public transport. It is proposed as 'car free'. The majority of trips to and from the site are predicted to be undertaken by foot, cycle or public transport which in accordance with saved policy 4.7 can be supported as there is adequate infrastructure to support the increase in the number of residents.

Servicing

- 81 The transport assessment identifies that a total of 153 bedrooms will be provided across the development which represents a significant level of occupation and related traffic for a constrained site. The only point of entry is the narrow passageway between 235 and 239 Walworth Road. The access fronts onto Walworth Road which is part of the bus priority network and well served by buses.
- 82 Vehicle tracking details have been provided which do not provide confidence that manoeuvres by vehicles entering and exiting this site are easy to perform. The length of the access and activity already associated with its use mean that the intensity of servicing associated with this site may be problematic. However these constraints would apply to any re-development at this site, which currently is vacant and identified as opportunity site within the Elephant and Castle Opportunity Area Framework.

- 83 The applicant has sought to address the site constraints by proposing a traffic light system. The traffic lights would be installed prior to any works in connection with this development as they recognise there is a significant risk that that vehicles may not be able to complete the entrance and exit of the site in one continuous movement. The traffic light system would control the movement of vehicles and ensure that vehicles attempting to enter the site would not have to reverse into Walworth Road or back along the access within the site which prior to the revisions proposed was an unacceptable risk to safety particularly if there were pedestrians or cyclists behind and to ensure there are not significant delays or impacts on the public highway. The proposed reconfiguration of the courtyard and traffic controls are considered adequate to overcome the concerns that servicing could not take place safely.
- 84 Notwithstanding the proposed mitigation in terms of vehicles moving to and from the site there are transport implications associated with the move in/ move out of future students and no clear plans on how the student traffic associated with move-in move out will be managed. The mass movement of students at the start and end of the academic year has the potential to impact on the surrounding highway network and would need to be carefully managed. There could be a mix of undergraduate and postgraduate students from different Higher Education Institutions with 40 and 52 week contracts respectively, which could result in a more dispersed process. Notwithstanding this, it is recommended that a detailed strategy should be secured by condition, setting out what measures would be put in place to manage the impact of student changeover to ensure adequate controls are in place manage associated transport impacts.

Construction Impacts

- 85 A preliminary assessment of construction traffic movements formed part of the submission which, given the access limitations, is not considered acceptable. A condition is recommended requiring details of a comprehensive construction management plan. These details in conjunction with the proposed traffic management system would need to be provided and approved by the local planning authority prior to any works in connection with the development.

Quality of accommodation

Student accommodation

- 86 Criteria (iv) of saved policy 4.7 of the Southwark Plan and the Residential Design Standards SPD require proposals for student accommodation to provide a satisfactory standard of accommodation.
- 87 There are no policy standards against which to assess the size of student rooms, notwithstanding this, consideration has been to the range and size that would be provided for future users and the communal spaces provided. Officers are satisfied that the quality of accommodation is generally of a good standard. Whilst the lower ground floor communal lounge is unlikely to be well lit by virtue of its relationship to the eastern boundary wall in what is a sunken courtyard area, there are other well lit communal spaces within the scheme which can be used by future students residing at this building.

Privacy and outlook

- 88 The scheme has been designed to minimise privacy impacts and will generally provide an acceptable standard of outlook for new occupiers. Privacy screening will be between the proposed dwellings house terraces which can be reserved by condition.

Residential accommodation

- 89 The proposed dwellings will exceed minimum standards and provide wheelchair accessible houses. Large family homes with outdoor amenity spaces will also be provided. This aspect of the scheme is in accordance with policy and can be supported.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

Impact of students on the character of the area

- 90 Student accommodation would support the daytime economy and the town centre supporting mixed and balanced communities. A management plan has been put forward indicating a range of measures that be in place to manage the impact of the proposed student population. Further details would need to be provided including the move in and move out process for students, out of hours management, security and CCTV that would need to be secured by legal agreement over the lifetime of the development.

Plant, mechanical ventilation and noise associated with the proposed development

- 91 Plant including mechanical ventilation will be required to serve the scheme and has the potential to impact upon the amenity of nearby properties. Details can be reserved by condition to ensure to that noise generating sources from the development would not adversely impact upon existing and future residents.

Daylight, sunlight and overshadowing impacts

- 92 A Daylight and Sunlight Report was prepared by GVA Schatunowski Brooks which assessed the impact of the development against surrounding neighbouring properties. The analysis shows that a good standard of daylight will be maintained at surrounding properties although it is clear the development will result in some overshadowing. In any case the level of overshadowing identified is not considered to be harmful to the extent that would warrant the refusal of planning permission. Based on this analysis the impacts of this scheme are acceptable.

Impact of adjoining and nearby uses on occupiers and users of proposed development

Walworth Road

- 93 The dominant noise source affecting future occupiers of the development is likely to be road traffic noise generated from the flow of vehicles on Walworth Road. Subject to conditions reserving the details of glazing and ventilation for the new dwellings in respect of noise attenuation, particularly for the canopy structure it is expected that an acceptable standard can be achieved within the new habitable rooms. Mitigation of internal air quality may also be required by way of treatment to the facade to overcome odour impacts from nearby premises and local air quality impacts. This too should be controlled by condition.

Sustainable development implications

- 94 Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised

energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible.

- 95 The development is reported to achieve a 42% reduction in carbon dioxide emissions using a combination of CHP, air sourced heat pumps and solar panels. This level of performance can be supported. Adequate provision will need to be made to ventilate the CHP plant which has not been incorporated within the design of this space. Details of their arrangement could be dealt with by condition.

BREEAM

- 96 An 'Excellent rating is proposed for the new student accommodation which is in accordance with policy.

Code for Sustainable Homes

- 97 A rating of 4 is proposed for the new dwellings consistent with policy.

Land contamination and groundwater assessment

- 98 An intrusive site investigation, prepared by RPS has shown that there elevated levels of contaminants within the site. Based on their analysis, a detailed quantitative risk assessment is recommended to be submitted prior to any development to determine the level of risk is posed by the contaminants on site. A remediation strategy detailing how the site would be brought to a condition suitable for the intended use is also recommended.

Flood Risk

- 99 The Environment Agency has no objection to the principle of this development subject to conditions relating to flood mitigation, ground water and land contamination.

Drainage

- 100 A drainage strategy has been submitted that seeks to reduce surface water run-off. It proposes green roofs, permeable paving and water butts within the development. Subject to further design details being submitted an acceptable level surface water run off and mitigation can be reserved by condition.

Planning obligations (S.106 undertaking or agreement)

- 101 Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advises that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's Planning Obligations Supplementary Planning Document.

- 102 Heads of Terms based on the Councils Planning Obligations SPD have been a subject of negotiations during the course of the application. The following table sets out the contributions required based on the s106 SPD and accompanying toolkit compared to what the applicant has offered:

- 103
- | Topic Area | SPD Requirement | Applicant's Offer |
|--------------------|------------------------|--------------------------|
| Affordable housing | £800,000* | £800,000* |

Employment construction	£110,138	£110,138
Employment construction management fee	£8,335	£8,335
Public open space and sports development	£69,467	£69,467
Transport strategic	£383,864	£383,864
Transport site specific	£71,500	£71,500
Public realm	£107,250	£107,250
Health	£81,985	£81,985
Total	£1,632,539	£1,632,539
Admin fee (2%)	£16,650.78	£16,650.78
Total (including admin fee)	£1,649,189.78	£1,649,189.78

*This contribution has been listed but has not been included within the admin fee.

- 104 The proposed S106 contributions are in accordance with the S106 SPD and therefore acceptable.
- 105 In accordance with the recommendation, if the Section 106 Agreement is not signed by 9 December 2014 the Head of Development Management should be authorised to refuse permission, if appropriate, for the reason below:
- 106 'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the delivery of affordable housing, employment, public open space, the transport network, the public realm, and health care services. The proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011) and the draft Affordable Housing SPD (2011)'.

Other matters

Mayoral Community Infrastructure Levy (CIL)

- 107 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 108 The scheme will result in a net increase of 5410m² of floor space (Gross Internal Area). Based on level of floorspace, the CIL liability is estimated to be £189,350.

Conclusion on planning issues

- 109 This National Planning Policy Framework advises that planning decisions should optimise the potential of sites to accommodate development, create and sustain an appropriate mix of uses. The application proposes a mixed used scheme on a brownfield site providing purpose built student accommodation and a range of residential dwellings. In terms of land use, the proposed mix is appropriate and can contribute towards the strategic objectives for the Elephant and Castle Opportunity Area.
- 110 The affordable housing offer comprises 6 on-site dwellings and an in lieu payment of £800,000 towards off-site delivery. Five of the dwellings are will be fully fitted wheelchair accessible homes and four large family sized homes. The quality of accommodation is acceptable as is the proposed level of affordable housing. This is a positive aspect of the scheme which can be supported.

- 111 The proposal will improve the function of the site by introducing a traffic light system to manage its constrained access. This is positive improvement that will have wider benefits for the local highway network and pedestrian and cycle safety. There is shortfall in planning contributions that is a key material consideration. But this must be balanced against the benefits of bringing this vacant site back into productive use and the benefits that would come from improvements to the access, the provision of large affordable family homes and purpose built student accommodation. Taking account the above, it is considered that the benefits of bringing this vacant site back into productive would outweigh the shortfall in the proposed level of planning contributions. It is therefore considered that that, in line with the NPPF, there is no substantive reason to withhold planning permission, subject to completion of a legal agreement and planning conditions.

Community impact statement

- 112 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

Consultations

- 113 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

- 114 Summary of consultation responses
2 letters of comment, 14 letters of objection
- 115 Comments
Concern that the agreement with the applicant which relates to the current applications does not meet the needs of Cooltan Arts sufficiently.
- 116 Letters of objection
Concern that the scheme would not provide mental health services and in particular re-provide space for Cooltan Arts

Statement of Community Involvement

- 117 A Statement of Community Involvement was submitted which detailed that the site has been put forward with two options for redevelopment:
- a) one for redevelopment incorporating 130 student bedrooms alongside 1,2 and 3 bed apartments and 4 and 5 bedroom wheelchair accessible houses; and
 - a) 130 student rooms including a student lounge, on site laundry plus six affordable homes comprising 4 and 5 bed wheelchair accessible houses with private gardens and 1 and 2 bed apartments.
- 118 Information about the scheme was provided in leaflets delivered by hand in the surrounding area and at a public exhibition held on October 24 2013. The exhibition

was attended by 24 people who commented that the scheme should provide affordable housing and questioned that impact the scheme would have on traffic and the type of people likely to live in the new homes.

- 119 The following groups were also contacted by the applicant about the proposal: Browning Estate Management Association, Drapers Resident Association, Manchester House Tenants and Residents Association, Penrose Estates, and Residents Association, Pembroke House Youth and Community Centre, Pullens Arts Business Association, Walworth Garden Farm and Ward Councillors for the East Walworth, Faraday and Newington Wards and Cooltan Arts.

Human rights implications

- 120 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 121 This application has the legitimate aim of providing a mixed use development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1065-237 Application file: 14/AP/0833 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5461 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	Daniel Davies	
Version	Final	
Dated	13 October 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	Yes	Yes
Director of regeneration	No	No
Date final report sent to Constitutional Team		24 October 2014

Consultation undertaken

Site notice date: 13/05/2014

Press notice date: 01/05/2014

Case officer site visit date: n/a

Neighbour consultation letters sent: 12/05/2014

Internal services consulted:

Archaeology Officer
 Design and Conservation Team
 Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
 Planning Policy
 Surface Water Flood Management Team
 Transport Planning Team
 Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency
 London Ambulance Service NHS Trust
 London Fire & Emergency Planning Authority
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 20 Coleridge House Browning Estate SE17 1DG	247-249 Walworth Road London SE17 1RL
Flat 21 Coleridge House Browning Estate SE17 1DG	187a Walworth Road London SE17 1RW
Flat 19 Coleridge House Browning Estate SE17 1DG	185 Walworth Road London SE17 1RW
Flat 2 Coleridge House Browning Estate SE17 1DG	239 Walworth Road London SE17 1RL
Flat 24 Coleridge House Browning Estate SE17 1DG	191-193 Walworth Road London SE17 1RW
Flat 3 Coleridge House Browning Estate SE17 1DG	2a Browning Street London SE17 1LN
Flat 22 Coleridge House Browning Estate SE17 1DG	1a Browning Street London SE17 1LN
Flat 23 Coleridge House Browning Estate SE17 1DG	187 Walworth Road London SE17 1RW
Flat 13 Coleridge House Browning Estate SE17 1DG	2 Browning Street London SE17 1LN
Flat 14 Coleridge House Browning Estate SE17 1DG	188 Walworth Road London SE17 1JJ
Flat 11 Coleridge House Browning Estate SE17 1DG	221 Walworth Road London SE17 1RL
Flat 12 Coleridge House Browning Estate SE17 1DG	201 Walworth Road London SE17 1RL
Flat 17 Coleridge House Browning Estate SE17 1DG	230 Walworth Road London SE17 1JE
Flat 18 Coleridge House Browning Estate SE17 1DG	216 Walworth Road London SE17 1JE
Flat 15 Coleridge House Browning Estate SE17 1DG	250 Walworth Road London SE17 1JE
Flat 16 Coleridge House Browning Estate SE17 1DG	205 Walworth Road London SE17 1RL
Flat 4 Coleridge House Browning Estate SE17 1DG	233 Walworth Road London SE17 1RL
Flat 14 Paxton House Browning Estate SE17 1DS	Flat 25a Southey House Browning Estate SE17 1DE
Flat 15 Paxton House Browning Estate SE17 1DS	Flat 11a Gower House Browning Estate SE17 1DU
Flat 12 Paxton House Browning Estate SE17 1DS	Flat 13a Cowper House Browning Estate SE17 1DD
Flat 13 Paxton House Browning Estate SE17 1DS	Flat 10a Southey House Browning Estate SE17 1DE
Flat 18 Paxton House Browning Estate SE17 1DS	196-202 Walworth Road London SE17 1JJ
Flat 19 Paxton House Browning Estate SE17 1DS	224-236 Walworth Road London SE17 1JE
Flat 16 Paxton House Browning Estate SE17 1DS	Flat 11a Coleridge House Browning Estate SE17 1DG
Flat 17 Paxton House Browning Estate SE17 1DS	182-184 Walworth Road London SE17 1JJ
Flat 7 Coleridge House Browning Estate SE17 1DG	207 Walworth Road London SE17 1RL
Flat 8 Coleridge House Browning Estate SE17 1DG	Flat 1 Ben Ezra Court SE17 1EH
Flat 5 Coleridge House Browning Estate SE17 1DG	Flat 2 Ben Ezra Court SE17 1EH
Flat 6 Coleridge House Browning Estate SE17 1DG	241 Walworth Road London SE17 1RL
Flat 10 Paxton House Browning Estate SE17 1DS	220-222 Walworth Road London SE17 1JE
Flat 11 Paxton House Browning Estate SE17 1DS	Flat 5 Ben Ezra Court SE17 1EH

Flat 9 Coleridge House Browning Estate SE17 1DG
 Flat 1 Paxton House Browning Estate SE17 1DS
 Flat 9 Southey House Browning Estate SE17 1DE
 Flat 1 Shelley House Browning Estate SE17 1DF
 Flat 7 Southey House Browning Estate SE17 1DE
 Flat 8 Southey House Browning Estate SE17 1DE
 Flat 12 Shelley House Browning Estate SE17 1DF
 Flat 13 Shelley House Browning Estate SE17 1DF
 Flat 10 Shelley House Browning Estate SE17 1DF
 Flat 11 Shelley House Browning Estate SE17 1DF
 Flat 36 Southey House Browning Estate SE17 1DE
 Flat 37 Southey House Browning Estate SE17 1DE
 Flat 34 Southey House Browning Estate SE17 1DE
 Flat 35 Southey House Browning Estate SE17 1DE
 Flat 5 Southey House Browning Estate SE17 1DE
 Flat 6 Southey House Browning Estate SE17 1DE
 Flat 38 Southey House Browning Estate SE17 1DE
 Flat 4 Southey House Browning Estate SE17 1DE
 Flat 14 Shelley House Browning Estate SE17 1DF
 Flat 6 Shelley House Browning Estate SE17 1DF
 Flat 7 Shelley House Browning Estate SE17 1DF
 Flat 4 Shelley House Browning Estate SE17 1DF
 Flat 5 Shelley House Browning Estate SE17 1DF
 Flat 1 Coleridge House Browning Estate SE17 1DG
 Flat 10 Coleridge House Browning Estate SE17 1DG
 Flat 8 Shelley House Browning Estate SE17 1DF
 Flat 9 Shelley House Browning Estate SE17 1DF
 Flat 17 Shelley House Browning Estate SE17 1DF
 Flat 18 Shelley House Browning Estate SE17 1DF
 Flat 15 Shelley House Browning Estate SE17 1DF
 Flat 16 Shelley House Browning Estate SE17 1DF
 Flat 20 Shelley House Browning Estate SE17 1DF
 Flat 3 Shelley House Browning Estate SE17 1DF
 Flat 19 Shelley House Browning Estate SE17 1DF
 Flat 2 Shelley House Browning Estate SE17 1DF
 1 York Mansions Browning Street SE17 1LP
 2 York Mansions Browning Street SE17 1LP
 1c Browning Street London SE17 1LN
 19a Browning Street London SE17 1LN
 5 York Mansions Browning Street SE17 1LP
 6 York Mansions Browning Street SE17 1LP
 3 York Mansions Browning Street SE17 1LP
 4 York Mansions Browning Street SE17 1LP
 Flat 7 Gower House Browning Estate SE17 1DU
 Flat 8 Gower House Browning Estate SE17 1DU
 Flat 5 Gower House Browning Estate SE17 1DU
 Flat 6 Gower House Browning Estate SE17 1DU
 First Floor Flat 238 Walworth Road SE17 1JE
 260a Walworth Road London SE17 1JE
 Flat 9 Gower House Browning Estate SE17 1DU
 First Floor And Second Floor Flat 216 Walworth Road SE17 1JE
 7 York Mansions Browning Street SE17 1LP
 Flat 2 220-222 Walworth Road SE17 1JE
 1b Browning Street London SE17 1LN
 49b Browning Street London SE17 1LU
 Flat 1 220-222 Walworth Road SE17 1JE
 Flat 16a Tennyson House Browning Estate SE17 1DB
 Flat 40a Tennyson House Browning Estate SE17 1DB
 19b Browning Street London SE17 1LN
 York House Browning Street SE17 1LN
 41a Browning Street London SE17 1LU
 8 York Mansions Browning Street SE17 1LP
 9 York Mansions Browning Street SE17 1LP
 247a Walworth Road London SE17 1RL
 247b Walworth Road London SE17 1RL
 49a Browning Street London SE17 1LU
 243a Walworth Road London SE17 1RL
 Flat 6 Paxton House Browning Estate SE17 1DS
 Flat 7 Paxton House Browning Estate SE17 1DS
 Flat 4 Paxton House Browning Estate SE17 1DS
 Flat 5 Paxton House Browning Estate SE17 1DS
 Flat 1 Gower House Browning Estate SE17 1DU
 Flat 10 Gower House Browning Estate SE17 1DU
 Flat 8 Paxton House Browning Estate SE17 1DS
 Flat 9 Paxton House Browning Estate SE17 1DS
 Flat 21 Paxton House Browning Estate SE17 1DS
 Flat 22 Paxton House Browning Estate SE17 1DS
 Flat 2 Paxton House Browning Estate SE17 1DS
 Flat 6 Ben Ezra Court SE17 1EH
 Flat 3 Ben Ezra Court SE17 1EH
 Flat 4 Ben Ezra Court SE17 1EH
 245 Walworth Road London SE17 1RL
 189 Walworth Road London SE17 1RW
 213 Walworth Road London SE17 1RL
 251 Walworth Road London SE17 1RL
 12 Colworth Grove London SE17 1LR
 192 Walworth Road London SE17 1JJ
 231 Walworth Road London SE17 1RL
 Flat 11 Manchester House SE17 2DW
 Flat 12 Manchester House SE17 2DW
 Flat 1 Manchester House SE17 2DW
 Flat 10 Manchester House SE17 2DW
 Flat 15 Manchester House SE17 2DW
 Flat 16 Manchester House SE17 2DW
 Flat 13 Manchester House SE17 2DW
 Flat 14 Manchester House SE17 2DW
 283 Walworth Road London SE17 2TG
 287 Walworth Road London SE17 2TG
 42 East Street London SE17 2DN
 262 Walworth Road London SE17 2TE
 1b East Street London SE17 2DJ
 1c East Street London SE17 2DJ
 81a East Street London SE17 2DH
 1a East Street London SE17 2DJ
 Flat 17 Manchester House SE17 2DW
 Flat 4 Manchester House SE17 2DW
 Flat 5 Manchester House SE17 2DW
 Flat 25 Manchester House SE17 2DW
 Flat 3 Manchester House SE17 2DW
 Flat 8 Manchester House SE17 2DW
 Flat 9 Manchester House SE17 2DW
 Flat 6 Manchester House SE17 2DW
 Flat 7 Manchester House SE17 2DW
 Flat 2 Manchester House SE17 2DW
 Flat 20 Manchester House SE17 2DW
 Flat 18 Manchester House SE17 2DW
 Flat 19 Manchester House SE17 2DW
 Flat 23 Manchester House SE17 2DW
 Flat 24 Manchester House SE17 2DW
 Flat 21 Manchester House SE17 2DW
 Flat 22 Manchester House SE17 2DW
 269-271 Walworth Road London SE17 1RL
 267 Walworth Road London SE17 1RL
 273 Walworth Road London SE17 1RL
 275 Walworth Road London SE17 1RL
 Flat 3 251-253 Walworth Road SE17 1RL
 248b Walworth Road London SE17 1JE
 Flat 1 251-253 Walworth Road SE17 1RL
 Flat 2 251-253 Walworth Road SE17 1RL
 223 Walworth Road London SE17 1RL
 229 Walworth Road London SE17 1RL
 215 Walworth Road London SE17 1RL
 219 Walworth Road London SE17 1RL
 255 Walworth Road London SE17 1RL
 235 Walworth Road London SE17 1RL
 243 Walworth Road London SE17 1RL
 217 Walworth Road London SE17 1RL
 2 East Street London SE17 2DN
 20 East Street London SE17 2DN
 14 East Street London SE17 2DN
 16 East Street London SE17 2DN
 36 East Street London SE17 2DN
 38 East Street London SE17 2DN
 28 East Street London SE17 2DN
 30 East Street London SE17 2DN
 3 East Street London SE17 2DJ
 35-37 East Street London SE17 2DJ
 81 East Street London SE17 2DH
 83 East Street London SE17 2DH
 67 East Street London SE17 2DJ
 7 East Street London SE17 2DJ
 5 East Street London SE17 2DJ
 65 East Street London SE17 2DJ
 242 Walworth Road London SE17 1JE
 2b Browning Street London SE17 1LN
 P148 East Street Market SE17 2DN

Flat 20 Paxton House Browning Estate SE17 1DS
 Flat 25 Paxton House Browning Estate SE17 1DS
 Flat 3 Paxton House Browning Estate SE17 1DS
 Flat 23 Paxton House Browning Estate SE17 1DS
 Flat 24 Paxton House Browning Estate SE17 1DS

Flat 11 Gower House Browning Estate SE17 1DU
 Flat 21 Gower House Browning Estate SE17 1DU
 Flat 22 Gower House Browning Estate SE17 1DU
 Flat 2 Gower House Browning Estate SE17 1DU
 Flat 20 Gower House Browning Estate SE17 1DU
 Flat 3 Gower House Browning Estate SE17 1DU
 Flat 4 Gower House Browning Estate SE17 1DU
 Flat 23 Gower House Browning Estate SE17 1DU
 Flat 24 Gower House Browning Estate SE17 1DU
 Flat 14 Gower House Browning Estate SE17 1DU
 Flat 15 Gower House Browning Estate SE17 1DU
 Flat 12 Gower House Browning Estate SE17 1DU
 Flat 13 Gower House Browning Estate SE17 1DU
 Flat 18 Gower House Browning Estate SE17 1DU
 Flat 19 Gower House Browning Estate SE17 1DU
 Flat 16 Gower House Browning Estate SE17 1DU
 Flat 17 Gower House Browning Estate SE17 1DU
 Flat 19 Tennyson House Browning Estate SE17 1DB
 Flat 2 Tennyson House Browning Estate SE17 1DB
 Flat 17 Tennyson House Browning Estate SE17 1DB
 Flat 18 Tennyson House Browning Estate SE17 1DB
 Flat 22 Tennyson House Browning Estate SE17 1DB
 Flat 23 Tennyson House Browning Estate SE17 1DB
 Flat 20 Tennyson House Browning Estate SE17 1DB
 Flat 21 Tennyson House Browning Estate SE17 1DB
 Flat 11 Tennyson House Browning Estate SE17 1DB
 Flat 12 Tennyson House Browning Estate SE17 1DB
 Flat 1 Tennyson House Browning Estate SE17 1DB
 Flat 10 Tennyson House Browning Estate SE17 1DB
 Flat 15 Tennyson House Browning Estate SE17 1DB
 Flat 16 Tennyson House Browning Estate SE17 1DB
 Flat 13 Tennyson House Browning Estate SE17 1DB
 Flat 14 Tennyson House Browning Estate SE17 1DB
 Flat 24 Tennyson House Browning Estate SE17 1DB
 Flat 34 Tennyson House Browning Estate SE17 1DB
 Flat 35 Tennyson House Browning Estate SE17 1DB
 Flat 32 Tennyson House Browning Estate SE17 1DB
 Flat 33 Tennyson House Browning Estate SE17 1DB
 Flat 38 Tennyson House Browning Estate SE17 1DB
 Flat 39 Tennyson House Browning Estate SE17 1DB
 Flat 36 Tennyson House Browning Estate SE17 1DB
 Flat 37 Tennyson House Browning Estate SE17 1DB
 Flat 27 Tennyson House Browning Estate SE17 1DB
 Flat 28 Tennyson House Browning Estate SE17 1DB
 Flat 25 Tennyson House Browning Estate SE17 1DB
 Flat 26 Tennyson House Browning Estate SE17 1DB
 Flat 30 Tennyson House Browning Estate SE17 1DB
 31 Tennyson House Browning Estate Browning Street SE17 1DB
 Flat 29 Tennyson House Browning Estate SE17 1DB
 Flat 3 Tennyson House Browning Estate SE17 1DB
 47 Browning Street London SE17 1LU
 37 Browning Street London SE17 1LN
 39 Browning Street London SE17 1LN
 Flat 10 Barrett House Browning Estate SE17 1DA
 Flat 11 Barrett House Browning Estate SE17 1DA
 51 Browning Street London SE17 1LU
 Flat 1 Barrett House Browning Estate SE17 1DA
 13 Browning Street London SE17 1LN
 15 Browning Street London SE17 1LN
 190 Walworth Road London SE17 1JJ
 194 Walworth Road London SE17 1JJ
 31 Browning Street London SE17 1LN
 33 Browning Street London SE17 1LN
 29 Browning Street London SE17 1LN
 Flat 12 Barrett House Browning Estate SE17 1DA
 Flat 4 Barrett House Browning Estate SE17 1DA
 Flat 5 Barrett House Browning Estate SE17 1DA
 Flat 20 Barrett House Browning Estate SE17 1DA
 Flat 3 Barrett House Browning Estate SE17 1DA
 Flat 8 Barrett House Browning Estate SE17 1DA
 Flat 9 Barrett House Browning Estate SE17 1DA
 Flat 6 Barrett House Browning Estate SE17 1DA

Second Floor Flat 238 Walworth Road SE17 1JE
 259b Walworth Road London SE17 1RL
 31 King And Queen Street London SE17 1DQ
 11 Walworth Place London SE17 2TQ
 Robert Browning Primary School King And Queen Street SE17 1DQ
 The Gladstone 24-26 King And Queen Street SE17 1DQ
 259a Walworth Road London SE17 1RL
 248a Walworth Road London SE17 1JE
 Store Pilton Place SE17 1DL
 2d Browning Street London SE17 1LN
 243b Walworth Road London SE17 1RL
 Flat 18 Gray House Browning Estate SE17 1DT
 Flat 19 Gray House Browning Estate SE17 1DT
 Flat 16 Gray House Browning Estate SE17 1DT
 Flat 17 Gray House Browning Estate SE17 1DT
 Flat 20 Gray House Browning Estate SE17 1DT
 Flat 21 Gray House Browning Estate SE17 1DT
 Flat 19a Gray House Browning Estate SE17 1DT
 Flat 2 Gray House Browning Estate SE17 1DT
 Flat 10 Gray House Browning Estate SE17 1DT
 Flat 11 Gray House Browning Estate SE17 1DT
 18 East Street London SE17 2DN
 Flat 1 Gray House Browning Estate SE17 1DT
 Flat 14 Gray House Browning Estate SE17 1DT
 Flat 15 Gray House Browning Estate SE17 1DT
 Flat 12 Gray House Browning Estate SE17 1DT
 Flat 13 Gray House Browning Estate SE17 1DT
 Flat 22 Gray House Browning Estate SE17 1DT
 Flat 7 Gray House Browning Estate SE17 1DT
 Flat 8 Gray House Browning Estate SE17 1DT
 Flat 5 Gray House Browning Estate SE17 1DT
 Flat 6 Gray House Browning Estate SE17 1DT
 Store Pilton Place Estate SE17 1DL
 School House Robert Browning Primary School SE17 1DQ
 Flat 8a Gray House Browning Estate SE17 1DT
 Flat 9 Gray House Browning Estate SE17 1DT
 Flat 25 Gray House Browning Estate SE17 1DT
 Flat 26 Gray House Browning Estate SE17 1DT
 Flat 23 Gray House Browning Estate SE17 1DT
 Flat 24 Gray House Browning Estate SE17 1DT
 Flat 3 Gray House Browning Estate SE17 1DT
 Flat 4 Gray House Browning Estate SE17 1DT
 Flat 27 Gray House Browning Estate SE17 1DT
 Flat 28 Gray House Browning Estate SE17 1DT
 43 Pilton Place London SE17 1DN
 44 Pilton Place London SE17 1DN
 41 Pilton Place London SE17 1DN
 42 Pilton Place London SE17 1DN
 72 Pilton Place London SE17 1DP
 73 Pilton Place London SE17 1DP
 45 Pilton Place London SE17 1DN
 71 Pilton Place London SE17 1DP
 35 Pilton Place London SE17 1DN
 36 Pilton Place London SE17 1DN
 33 Pilton Place London SE17 1DN
 34 Pilton Place London SE17 1DN
 39 Pilton Place London SE17 1DN
 40 Pilton Place London SE17 1DN
 37 Pilton Place London SE17 1DN
 38 Pilton Place London SE17 1DN
 74 Pilton Place London SE17 1DP
 85 Pilton Place London SE17 1DP
 86 Pilton Place London SE17 1DP
 83 Pilton Place London SE17 1DP
 84 Pilton Place London SE17 1DP
 89 Pilton Place London SE17 1DP
 90 Pilton Place London SE17 1DP
 87 Pilton Place London SE17 1DP
 88 Pilton Place London SE17 1DP
 77 Pilton Place London SE17 1DP
 78 Pilton Place London SE17 1DP
 75 Pilton Place London SE17 1DP
 76 Pilton Place London SE17 1DP
 81 Pilton Place London SE17 1DP
 82 Pilton Place London SE17 1DP
 79 Pilton Place London SE17 1DP
 80 Pilton Place London SE17 1DP

The Bell 51 East Street SE17 2DJ
 217a Walworth Road London SE17 1RL
 9b Manor Place London SE17 3BD
 Good Intent Public House 24-26 East Street SE17 2DN
 43b Browning Street London SE17 1LU
 17 Browning Street London SE17 1LN
 7 Occupation Road London SE17 3BE
 Walworth Police Station 12-28 Manor Place SE17 3BB
 25 Browning Street London SE17 1LN
 27 Browning Street London SE17 1LN
 21 Browning Street London SE17 1LN
 23 Browning Street London SE17 1LN
 217b Walworth Road London SE17 1JE
 Top Flat 7 Manor Place SE17 3BD
 Flat 213 Walworth Road SE17 1RL
 First Floor Flat 189 Walworth Road SE17 1RW
 First Floor Flat 2 Manor Place SE17 3BB
 Flat 2 12a Colworth Grove SE17 1LR
 Flat 2 277-279 Walworth Road SE17 2TG
 Flat 1 12a Colworth Grove SE17 1LR
 Flat 1 277-279 Walworth Road SE17 2TG
 Above 287 Walworth Road SE17 2TG
 Basement And Ground Floor Flat 7 Manor Place SE17 3BD
 212a Walworth Road London SE17 1JE
 262a Walworth Road London SE17 2TE
 Second Floor Flat 257 Walworth Road SE17 1RL
 First Floor Flat 187 Walworth Road SE17 1RW

 First Floor And Second Floor Flat 203 Walworth Road SE17 1RL
 First Floor And Second Floor Flat 214 Walworth Road SE17 1JE
 39-41 East Street London SE17 2DJ
 43-45 East Street London SE17 2DJ
 38 Bronti Close London SE17 2HD
 25-27 East Street London SE17 2DJ
 285 Walworth Road London SE17 2TG
 53-55 East Street London SE17 2DJ
 61-63 East Street London SE17 2DJ
 24 Bronti Close London SE17 2HD
 28 Bronti Close London SE17 2HD
 14 Bronti Close London SE17 2HD
 16 Bronti Close London SE17 2HD
 34 Bronti Close London SE17 2HD
 36 Bronti Close London SE17 2HD
 30 Bronti Close London SE17 2HD
 32 Bronti Close London SE17 2HD
 40 East Street London SE17 2DN
 1 Occupation Road London SE17 3BE
 5 Manor Place London SE17 3BD
 2 Manor Place London SE17 3BB
 Manor Place Surgery 1 Manor Place SE17 3BD
 1 Amelia Street London SE17 3PY
 Security House 2-6 Occupation Road SE17 3BE
 57-59 East Street London SE17 2DJ
 264-276 Walworth Road London SE17 2TE
 32-34 East Street London SE17 2DN
 22 East Street London SE17 2DN
 13 Manor Place London SE17 3BD
 3 Manor Place London SE17 3BD
 281 Walworth Road London SE17 2TG
 11 Manor Place London SE17 3BD
 Basement And Part Ground Floor 257 Walworth Road SE17 1RL
 Rear Of 257 Walworth Road SE17 1RL
 Rear Of 245 Walworth Road SE17 1RL
 256-260 Walworth Road London SE17 1JF
 Basement And Ground Floor 277-279 Walworth Road SE17 2TG
 First Floor And Second Floor 285 Walworth Road SE17 2TG
 Rear Of 262 Walworth Road SE17 2TE
 Part Ground Floor 263-265 Walworth Road SE17 1RL
 Ground Floor Rear 227 Walworth Road SE17 1RL
 Office No 4 Part First Floor 227 Walworth Road SE17 1RL
 Front And Part Rear First Floor 225 Walworth Road SE17 1RL

 Second Floor And Third Floor 225 Walworth Road SE17 1RL
 Rear Of 243 Walworth Road SE17 1RL
 Office Part First Floor 227 Walworth Road SE17 1RL

 96 Pilton Place London SE17 1DP
 110 Pilton Place London SE17 1DR
 121 Pilton Place London SE17 1DR
 97 Pilton Place London SE17 1DR
 119 Pilton Place London SE17 1DR
 120 Pilton Place London SE17 1DR
 46 Pilton Place London SE17 1DW
 47 Pilton Place London SE17 1DW
 98 Pilton Place London SE17 1DR
 99 Pilton Place London SE17 1DR
 113 Pilton Place London SE17 1DR
 114 Pilton Place London SE17 1DR
 111 Pilton Place London SE17 1DR
 112 Pilton Place London SE17 1DR
 117 Pilton Place London SE17 1DR
 118 Pilton Place London SE17 1DR
 115 Pilton Place London SE17 1DR
 116 Pilton Place London SE17 1DR
 Flat B 255 Walworth Road SE17 1RL
 Flat C 255 Walworth Road SE17 1RL
 Flat 5 Pearlec House SE17 2DL
 Flat A 255 Walworth Road SE17 1RL
 Flat 2 239 Walworth Road SE17 1RL
 Flat 3 239 Walworth Road SE17 1RL
 Flat 1 233 Walworth Road SE17 1RL
 Flat 1 239 Walworth Road SE17 1RL
 Basement And Ground Floors 214 Walworth Road SE17 1JE
 47 East Street London SE17 2DJ

 49 East Street London SE17 2DJ

 Flat 3 Pearlec House SE17 2DL
 Flat 4 Pearlec House SE17 2DL
 Flat 1 Pearlec House SE17 2DL
 Flat 2 Pearlec House SE17 2DL
 41b Browning Street London SE17 1LU
 Flat 3 204 Walworth Road SE17 1JE
 Flat 4 204 Walworth Road SE17 1JE
 Flat 1 204 Walworth Road SE17 1JE
 Flat 2 204 Walworth Road SE17 1JE
 Flat 7 204 Walworth Road SE17 1JE
 Flat 8 204 Walworth Road SE17 1JE
 Flat 5 204 Walworth Road SE17 1JE
 Flat 6 204 Walworth Road SE17 1JE
 Rios De Vida Church Unit A 237 Walworth Road SE17 1RL
 Unit B 237 Walworth Road SE17 1RL
 41c Browning Street London SE17 1LU
 Living Accommodation 51 East Street SE17 2DJ
 Unit C Ground Floor 237 Walworth Road SE17 1RL
 Second Floor 227 Walworth Road SE17 1RL
 Unit C First Floor 237 Walworth Road SE17 1RL
 Unit D 237 Walworth Road SE17 1RL
 2c Browning Street London SE17 1LN
 2 Laugan Walk London SE17 2EA
 3 Laugan Walk London SE17 2EA
 1 Laugan Walk London SE17 2EA
 4 Laugan Walk London SE17 2EA
 8 East Street London SE17 2DN
 Flat A 245 Walworth Road SE17 1RL
 4 East Street London SE17 2DN
 6 East Street London SE17 2DN
 9 Laugan Walk London SE17 2EA

 10 Laugan Walk London SE17 2EA
 Flat B 245 Walworth Road SE17 1RL
 7 Laugan Walk London SE17 2EA
 8 Laugan Walk London SE17 2EA

 5 Laugan Walk London SE17 2EA
 6 Laugan Walk London SE17 2EA
 Part Ground Floor 238 Walworth Road SE17 1JE
 First Floor Flat 241 Walworth Road SE17 1RL
 Rear Of 238 Walworth Road SE17 1JE
 Part Ground Floor And First Floor Rear Of 263-265 Walworth Road SE17 1RL
 Flat C 246 Walworth Road SE17 1JE
 234-236 Walworth Road London SE17 1JD
 Flat A 246 Walworth Road SE17 1JE

Shop 227 Walworth Road SE17 1RL
 Manor Place Depot 30-34 Penrose Street SE17 3DW
 55 Browning Street London SE17 1LU
 Flat 223 Walworth Road SE17 1RL
 Flat 215 Walworth Road SE17 1RL
 Ground Floor First Floor And Second Floor Flat 221 Walworth Road SE17 1RL
 Flat 219 Walworth Road SE17 1RL
 Second Floor Flat 241 Walworth Road SE17 1RL
 Third Floor Flat 187 Walworth Road SE17 1RW
 Second Floor Flat 187 Walworth Road SE17 1RW
 Second Floor Flat 189 Walworth Road SE17 1RW
 Flat 4 12a Colworth Grove SE17 1LR
 Flat 5 12a Colworth Grove SE17 1LR
 Flat 3 12a Colworth Grove SE17 1LR
 Flat 3 277-279 Walworth Road SE17 2TG
 First Floor And Second Floor Flat 210 Walworth Road SE17 1JE
 Fourth Floor Flat 258-260 Walworth Road SE17 1JE
 Flat 6 12a Colworth Grove SE17 1LR
 First Floor And Second Floor Flat 209 Walworth Road SE17 1RL
 Third Floor Flat 189 Walworth Road SE17 1RW
 Part First Floor South 224-236 Walworth Road SE17 1JE
 Second Floor 224-236 Walworth Road SE17 1JE
 Part First Floor 224-236 Walworth Road SE17 1JE
 Part Basement 225 Walworth Road SE17 1RL
 Ground Floor 225 Walworth Road SE17 1RL
 Part Third Floor South 224-236 Walworth Road SE17 1JE
 Part Fourth Floor South 224-236 Walworth Road SE17 1JE
 5 Browning Street London SE17 1LN
 Estate Workshop Tennyson House Browning Estate SE17 1DB
 Third Floor Flat 258-260 Walworth Road SE17 1JE
 9a Amelia Street London SE17 3PY
 70 Morecambe Street London SE17 1DX
 Rear Of 1 Occupation Road SE17 3BE
 Ground Floor 3 East Street SE17 2DJ

 1d East Street London SE17 2DJ
 5 Asolando Drive London SE17 1EJ
 6 Asolando Drive London SE17 1EJ
 3 Asolando Drive London SE17 1EJ
 4 Asolando Drive London SE17 1EJ
 186 Walworth Road London SE17 1JJ
 211 Walworth Road London SE17 1RL

 7 Asolando Drive London SE17 1EJ
 252 Walworth Road London SE17 1JE
 Flat 9 Ben Ezra Court SE17 1EH
 Flat 10 Ben Ezra Court SE17 1EH
 Flat 7 Ben Ezra Court SE17 1EH
 Flat 8 Ben Ezra Court SE17 1EH
 1 Asolando Drive London SE17 1EJ
 2 Asolando Drive London SE17 1EJ
 Flat 11 Ben Ezra Court SE17 1EH
 Flat 12 Ben Ezra Court SE17 1EH
 199 Walworth Road London SE17 1RL
 4 Browning Street London SE17 1LN
 10 York Mansions Browning Street SE17 1LP
 244-248 Walworth Road London SE17 1JE
 209 Walworth Road London SE17 1RL

 Flat B 246 Walworth Road SE17 1JE
 129 Pilton Place London SE17 1DJ
 130 Pilton Place London SE17 1DJ
 259 Walworth Road London SE17 1RZ
 128 Pilton Place London SE17 1DJ
 Flat 4 Ground Floor Rear 257 Walworth Road SE17 1RL

 203 Walworth Road London SE17 1RL
 Flat A 257 Walworth Road SE17 1RL
 Flat B 257 Walworth Road SE17 1RL
 Flat A 240 Walworth Road SE17 1JE
 Flat B 240 Walworth Road SE17 1JE
 1a York Mansions Browning Street SE17 1LP
 131 Pilton Place London SE17 1DJ
 142 Pilton Place London SE17 1DJ
 143 Pilton Place London SE17 1DJ
 140 Pilton Place London SE17 1DJ

 141 Pilton Place London SE17 1DJ
 146 Pilton Place London SE17 1DJ
 147 Pilton Place London SE17 1DJ

 144 Pilton Place London SE17 1DJ
 145 Pilton Place London SE17 1DJ
 134 Pilton Place London SE17 1DJ
 135 Pilton Place London SE17 1DJ
 132 Pilton Place London SE17 1DJ
 133 Pilton Place London SE17 1DJ
 138 Pilton Place London SE17 1DJ
 139 Pilton Place London SE17 1DJ
 136 Pilton Place London SE17 1DJ
 137 Pilton Place London SE17 1DJ
 Flat 4 3 Browning Street SE17 1LN
 Flat 5 East Street SE17 2DJ
 Flat 2 3 Browning Street SE17 1LN
 Flat 3 3 Browning Street SE17 1LN
 Part Third Floor North And Part Fourth Floor North 224-236 Walworth Road SE17 1JE
 Flat 1 252 Walworth Road SE17 1JE
 Flat 2 252 Walworth Road SE17 1JE
 248c Walworth Road London SE17 1JE
 45 Browning Street London SE17 1LU
 Living Accommodation Good Intent Public House SE17 2DN
 Flat 1 3 Browning Street SE17 1LN
 Living Accommodation 24 King And Queen Street SE17 1DQ
 Living Accommodation 267 Walworth Road SE17 1RL
 29-33 East Street London SE17 2DJ
 Flat 6 Herbert Morrison House SE17 1LN
 Ground Floor 3 Amelia Street SE17 3PY
 Flat 4 Herbert Morrison House SE17 1LN
 Flat 5 Herbert Morrison House SE17 1LN
 Middle Unit First Floor SE17 3PY
 Right Hand Unit First Floor SE17 3PY
 First Floor 3-9 Amelia Street SE17 3PY
 5-9 Amelia Street London SE17 3PY
 Herbert Morrison House 195 Walworth Road SE17 1RW
 First Floor 186 Walworth Road SE17 1JJ
 Second Floor 186 Walworth Road SE17 1JJ
 Flat 2 Herbert Morrison House SE17 1LN
 Flat 3 Herbert Morrison House SE17 1LN
 Flat 1 Herbert Morrison House SE17 1LN

Re-consultation: 22/08/2014

Consultation responses received

Internal services

Environmental Protection Team
 Transport Planning
 Flooding and Drainage Team

Statutory and non-statutory organisations

Transport for London (referable & non-referable app notifications and pre-apps)
 Environment Agency
 London Fire & Emergency Planning Authority
 Thames Water - Development Planning

Neighbours and local groups

Walworth Society
 Southwark Arts Forum
 Email representations from staff and volunteers at Cooltan Arts

Details of consultation responses received

Internal services

Environmental Protection Team

Air quality – Proposed residential accommodation will be positioned near existing flues associated with establishments where food is cooked. Recommend condition requiring details of glazing treatment and ventilation to ensure good internal air quality to new residential units and internal noise.

Land Contamination – recommend a detailed quantitative risk assessment is recommended to be submitted prior to any development alongside a remediation strategy.

Ventilation Statement – See comments on air quality.

Acoustic report – Conditions are recommended concerning plant noise, internal noise levels and transmission of noise from the proposed D1 use and proposed residential accommodation.

Construction management –An environmental management plan providing details of the demolition and construction phase of the development is recommended to ensure works would minimise impacts on nearby residents.

Transport planning (support with comments)

The following concerns have been identified:

- The main access entrance to the site is very narrow and so there is a high potential for conflict between pedestrians, cyclists and vehicles on this narrow entrance given the proposed intensity of development.
- There is a concern that vehicles entering the site will not be able to do so when another vehicle is leaving. This will result in vehicles reversing onto Walworth Road

to allow a vehicle to exit, or, waiting on Walworth Road to allow a vehicle to leave. This is unacceptable and will significantly affect the safe operation of the street for other vehicles, cyclists and pedestrians and cause unnecessary delays to bus routes.

- The crossing of the pavement for access is considered a high risk for pedestrians and will create a detriment to pedestrian flows. This makes this development unacceptable.
- The Construction Management Plan (CMP) included with the application is too vague. It does not consider the safety implications of crossing the pavement, nor the likely impact on vehicles waiting to enter the site whilst another vehicle is exiting or on site, which will cause considerable impacts to the traffic and buses on Walworth Road. Further more it does not include an estimate of the number, size and timing of construction traffic.
- The CMP identifies the lay-by to the north of their entrance as a potential overspill area. This is not considered acceptable. The loading bay is in constant use by vehicles making deliveries to the shops. It would be a detriment to the area, increase congestion and will cause shops and business along that section of the street to encounter unacceptable impacts to their economic activity to use this lay-by for construction traffic.

Recommendations:

A traffic light management system has also been proposed to address the transport related concerns identified above. In the event of approval, these details should be secured by condition, approved and implemented prior to any works on site.

Car parking

- The application states the site will be car free and a legal agreement must be entered into before a decision is granted.

Servicing deliveries and refuse collection

- a full delivery and servicing plan is required

Flooding and Drainage Team

The drainage strategy prepared by RPS submitted shows the existing and proposed drainage system on the site and I am satisfied that there is sufficient representation of both of these from the reporting, drawings and calculations.

In the event of approval, the developer would need to indicate what areas are anticipated to flood and to what extent. We would need to be satisfied that the design has taken account of the potential for this flooding and that the flood risk impacts are reduced to the development. This could be achieved by providing a relatively steep cross-fall on the roads away from the buildings to keep water away from the thresholds and potentially by increasing the diameter of the manholes in this section of the network. If this cannot be achieved, we would look for flood resilience measures to be provided to the ground floor of the building.

The proposed drainage strategy includes provisions for green roofs, permeable paving and water butts. All of these are SuDS systems that would be welcomed by the flood and drainage team.

Statutory and non-statutory organisations

Transport for London (Support with comments)

The site is located on Walworth Road, which forms part of the Strategic Road Network (SRN). While the borough is the highway authority for this road, TfL have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact upon the SRN.

This is a car-free scheme apart from the provision of four spaces for Blue Badge holders and is welcomed by TfL. The provision of Blue Badge parking should be secured by planning condition. TfL also requests that the applicant enters a legal agreement preventing residents from applying for local on-street parking permits.

72 cycle parking spaces will be provided for the student accommodation, 12 for the self-contained dwellings, 4 for the medical centre and 6 for visitors. This provision is considered to be in accordance with London Plan standards and cycle parking across the site should be secured by condition.

TfL also welcomes the provision of plans that set out construction logistics and the requirements for managing student arrivals and departures at the beginning and end of term. These plans should be finalised and approved by LB Southwark prior to works commencing on site and occupation of the premises respectively and should be secured by condition.

In accordance with London Plan policy 6.3, a full travel plan should be submitted for the student accommodation element of the scheme. This should be prepared in accordance with TfL's Travel Planning Guidance and should include objectives, targets for mode share and a package of measures that promote sustainable travel to and from the site. Information should also be provided on management, monitoring and finance. TfL requests that the travel plan is secured by appropriate legal agreement.

Subject to LB Southwark imposing the conditions and obligations requested above, TfL would not object to this application being approved

Environment Agency position (Support with comments)

No objection to the planning application as submitted, subject to the conditions in respect of ground water and land contamination and details setting out flood mitigation and surface water management measures. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

Thames Water (Comments)

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Water Comments - on the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

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

London Fire and Emergency Planning Authority (Support with comments)

Thank you for your letter received by our office 15th May regarding ref; 14/AP/0833 - 237 Walworth Road SE17 , I can confirm no further action is required by our office and we are happy for the works to go ahead as planned.

Neighbours and local groups

Walworth Society, Local Group (Comments)

These comments come from the Walworth Society. The Walworth Society has more than 400 members in the Walworth area and aims to be a voice for people in Walworth, to preserve and protect its architectural heritage and to protect and help improve its green and open spaces.

These planning applications were discussed at our meeting of Thursday 5th June which was attended by more than 30 local residents. Initially we would like to express our concern about the statement of community involvement (http://planningonline.southwark.gov.uk/DocsOnline/Documents/351588_1.pdf) which states on page 9 that the Walworth Society was contacted by the applicants.

While we did come across the applicants when they attended an Elephant & Walworth Neighbourhood Forum meeting, we would suggest that Southwark Council is extremely cautious about claims concerning the degree of engagement which has occurred with

local community groups and the degree to which the applicant's thinking has evolved based upon that engagement. At the meeting that they attended (to which they had not been invited or expressed a desire to attend in advance), no substantive engagement took place and there was no follow up as to how their thinking had evolved in any way. After that meeting I suggested to the applicants that they might like to engage with Walworth Society members either with information about the development or attend a meeting to outline their plans. We have received no response from them or any contact since that time.

This issue is important as significant engagement with local groups is claimed.

The principal issue which was raised at our 5 June meeting was the degree to which Cooltan Arts would be accommodated within the latest planning application. We understand that in the s106 agreement for the lapsed planning application, Cooltan Arts would be accommodated in any new development. We remain concerned that the agreement with the applicant which relates to the current applications does not meet the needs of Cooltan Arts sufficiently. We would underscore the importance of Cooltan Arts as a local charity and organisation and the significance of the work they do on behalf of the community in Walworth and more widely across Southwark.

We would request that any agreement with the applicant seeks to meet the needs of Cooltan Arts as has always been envisaged in the development of this site.

Southwark Arts Forum (Comment)

I am writing regarding an obligation in the section 106 agreement which accompanied a planning application for land at 237 Walworth Road. Planning permission was granted in January 2008 – application reference number 07-AP-2320 – and the section 106 agreement was signed.

Section 6.1 of the agreement states the obligation of the developer to CoolTan Arts:

‘...The Developer covenants with the Council that within two months of the date of this Agreement it shall serve notice in writing on CoolTan Arts offering to enter into negotiations with CoolTan Arts for the letting of not less than 203 square metres of floor space (‘the Floor Space’) within the Development...’

The CEO of CoolTan Arts, Michelle Baharier, has had unsatisfactory communication with the Developer, who has offered a sum of money in order that CoolTan Arts not enforce the obligation. This offer was declined.

We ask that the planning application be monitored in order that a breach does not occur and that a purpose-built space be provided for CoolTan Arts, in accordance with the section 106 agreement.

Southwark Arts Forum is a leading cultural agency for the borough and Cooltan is one of our members.

Local volunteer (Staff) , Cooltan Arts (Objection) x 6

I am a participant at CoolTan Arts, a mental health charity in the Walworth Road, which has helped me to stay well and manage my mental health. I am driven to write this letter because CoolTan Arts was given a protected section 106 on its old site on Walworth Road SE171RL. The site was going to provide CA with a ground floor 2000 square meters and the possibility of another 1000, plus a garden and disabled parking. I am concerned that the new developer has not included CoolTan into its plans and I object to this.

CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually in an area with one of the highest levels on mental ill health in Europe.

We want this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision.

CoolTan provides training and experience for volunteers and participants to help them get back into work.

We object to this planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs

All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs.

- Community facility and health provision should be an integral part of master plans and larger developments.

There is an enormous need in Southwark for mental health services and CoolTan Arts helps to relieve that pressure on already-stretched services.

If this application is to be decided by councilors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Volunteer Coordinator, Cooltan arts (Objection) x 8

As a staff member at CoolTan Arts (CA), arts and mental health charity in the Walworth Road, I am compelled to write this letter. In January 2007 a written and signed section 106 protection was attached to an original Southwark Planning Department application submitted by Walworth Road, LTD for 237 Walworth Road, SE17 1RL (Ref #: 07/AP/2320). The Section 106 protection order was signed by all parties and obligated the developer to provide for sale to CoolTan Arts a ground floor 2000 square meter office and studio space with the understanding of a possible further 1000 square meters, a garden with 3 disabled parking places.

Seven years later in March/April 2014 Goldcrest, the new developers, put in an application under cover of two separate, but similar Southwark Planning applications. They are well aware of CoolTan Arts agreement and needs as Michelle Baharier CEO, has met and spoken to them. They bought the site knowing full well that CoolTan Arts has a Section 106 protection, which they seem to be ignoring.

I am concerned that the new developer has not included CoolTan Arts into its plans, and outright object to this. CoolTan Arts was originally located at 237 Walworth Road, which is the primary reason for the original Section 106 agreement was made. CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually, and provides training and experience for people with mental distress, volunteers and participants to help them get back into work.

Currently CoolTan Arts has a limited 3 year lease across the road from the site at 224-236 Walworth Road. It is unsuitable as it is not on the ground floor and we do not have our own entrance. It is imperative we move back to our 'spiritual home' at 237 Walworth Rd, with our right to buy outright, with car parking and garden space in our 'spiritual' home.

I respectfully demand this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision in this area of Walworth Road.

I object to this woeful planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs
"All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs".
- *"Community facility and health provision should be an integral part of master plans and larger developments."*

Southwark has the largest mental health population in Western Europe and the greatest need for excellent services. CoolTan Arts helps to relieve that pressure on already-stretched services costs.

Furthermore, this application for 68 student units is in an area where we have high student accommodation already owned by Goldcrest, where his B1 units in fact remain empty. A former factory the site at 237 is an industrial site that was a place for employment and work. With massive redevelopment of housing units, it is an unsuitable space for accommodation due to having only a one way entrance meaning people could be at risk of death if a fire or ambulance service were ever needed.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Goldcrest	Reg. Number	14/AP/0833
Application Type	Full Planning Permission	Case Number	TP/1065-237
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works

At: 237 WALWORTH ROAD, LONDON SE17 1RL

In accordance with application received on 18/03/2014 08:04:55

and Applicant's Drawing Nos. Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Drawing No. 1357/18, 1357/18A, 1357/18 B and BA17210713_01 Rev B.

Planning Statement, Design and Access Statement, Surface Water Drainage Strategy Rev A (dated 30th May 2014) prepared by RPS, Air Quality Assessment prepared by RPS, A Historic Environment Archeological Appraisal prepared by RPS, Phase 1 Habitat Report prepared by RPS, Construction Management Plan dated March 2014), Student Accommodation Needs Assessment Report prepared by Knight Frank, Student Accommodation Management Plan prepared by Knight Frank, Statement of Community Involvement Report prepared by Your Shout, Waste Management Strategy (August 2014) prepared by Cottee Transport Planning, Daylight and Sunlight Report prepared by GVA Schatunoski Brooks dated July 2014 and February 2014, Flood Risk Assessment prepared by RPS, Additional Phase2 Environmental and Geotechnical Site Investigation Report prepared by RPS, Energy Statement prepared by ICENI Projects, Noise Assessment prepared by MoirHands, Arboricultural Report prepared by Tim Moya Associates, Transport Assessment (August 2014) prepared by Cottee Transport Planning, Sustainability Statement prepared by ICENI Projects, Marketing Report prepared by Field & Sons dated 14th March 2014. Landscape Planning Report (August 2014) Prepared by SPACE HUB.

Letter from applicant dated 20th August 2014

Subject to the following thirty-four conditions:**Time limit for implementing this permission and the approved plans**

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 No impact piling shall take place until a piling method statement (detailing the 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 damage to subsurface sewerage 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 4 No development shall take place, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Plan shall include:

- A commitment to implement Southwark's Environmental Code of Construction and GLA Best Practice Guidance; -details on routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure, cycle awareness training for drivers and any temporary traffic measures which might be required during the course of construction.
- a detailed specification of construction works (including foundation piling) for each phase of development including consideration of environmental impacts and remedial measures;
- a scheme for recycling / disposing of waste resulting from demolition and construction work;
- details of the parking of vehicles of site operatives and visitors;
- details of loading and unloading of plant and materials and the storage of plant and materials used in constructing the development;
- details of the any maintenance of security hoarding that may be erected including decorative displays and arrangements for publicity and promotion during the scheme construction;
- measures to control the emission of dust and dirt during construction and details of acoustic screening and sound insulation measures ; and
- where appropriate wheel washing facilities.

Reason:

In the interests of residential amenity to ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity of the Southwark Plan (2007)', and the National Planning Policy Framework 2012.

- 5 a) Prior to the commencement of any development, a Stage 2 Detailed Quantitative Risk Assessment based on the Phase 1 findings and Stage 2 investigation reports prepared by RPS shall be completed and submitted to the Local Planning Authority for approval in writing prior to the commencement of any work or remediation.
- b) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall not commence until an Arboricultural Method Statement has been

submitted and approved in writing by the Local Planning Authority for T1, T2, and T3 as identified in the Arboricultural Report prepared by Tim Moya Associates (February 2014). The Arboricultural Method Statement shall provide details of a scheme for arboricultural supervision whenever construction and development activity is to take place within or within or adjacent to any root protection area in accordance with BS: 5837 (2012) Trees in relation to design, demolition and construction sections 6.1, 6.3 and 8.8.4.1 All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 8 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 9 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 10 Before any work hereby authorised begins, the applicant shall submit details of the Traffic Management System (including specification, location, position of traffic lights and any associated signage) to be 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 that access to site is safe and convenient for vehicles, cyclists and pedestrians in accordance with saved policy 5.2 and 5.3 of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 11 1m x 1m sample panels of all proposed external facing materials and glazing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 12 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme, including the provision for the proposed green walls (including maintenance and specification) and shrubs showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

So that the Council may be satisfied with the details of the landscaping in the interest of improving the environment at the application site and achieving a high standard of development in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 13 Details of the facilities to be provided for the secure storage of cycles, shall be submitted to (2 copies) and approved in writing by the local planning authority before above grade works commence and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 - Walking and Cycling of The Southwark Plan (UDP) July 2007, SP2 - Sustainable Transport of the Core Strategy 2011, Policy 6.9 - Cycling of The London Plan 2011 and Section 4 - Promoting Sustainable Transport of The National Planning Policy Framework 2012.

- 14 Prior to any above grade works, details of a scheme of mechanical ventilation for both the residential and student component of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced.

Reason

In order to ensure that internal air quality is adequate for future occupiers and is protected from environmental noise and pollution and will not detract from the appearance of the proposed buildings in the interest of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

To ensure that the proposed CHP plant will perform efficiently and that future occupiers are protected from environmental noise and in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 15 Before any above grade work hereby authorised begins, full details of the 39 new trees to be planted shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 16 Before any above grade works begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. As the buildings have been demolished the written scheme of investigation will need to include an examination of all archive material held by the developer, a survey of any fabric/ boundary walls surviving on site and an examination of suitable archive repositories to obtain information.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 17 The student and residential accommodation hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax
Living rooms - 30dB LAeq, T **

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

** - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 18 Prior to the occupation of the student housing or residential accommodation, details of the means of preventing occupiers (other than those with disabilities) from bringing cars to the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the student housing element would remain 'car-free' as detailed in the application, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 19 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment for external areas within the development shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 20 A Post Construction Review Certificate (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, before the first occupation of the student accommodation confirming that an 'Excellent' BREEAM standard has been met for the student accommodation hereby permitted.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 21 Prior to occupation of the student accommodation, details of a strategy for the management of the move-in and move-out of student occupiers of the development detailing how disruption to the highway network and disturbance to neighbouring occupiers would be minimised shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the servicing of the development would not result in any adverse highway effects or undue disturbance to neighbouring occupiers, in accordance with The National Planning Policy Framework 2012, Strategic Policies 2 'Sustainable Transport' and 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of amenity' and 5.2 'Transport Impacts' of the Southwark Plan 2007.

- 22 Prior to the occupation of any part of the scheme hereby approved a Travel Plan which shall include objectives, targets (including the base modal share), measures to achieve those targets and program of monitoring shall be submitted and approved in writing by the Local Planning Authority.

Reason:

To safeguard residential and transport amenity in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts', 5.3 'Walking and cycling of the Southwark Plan 2007 and the Sustainable Transport SPD 2010.

- 23 A Post Construction Review Certificate (or other verification process agreed with the local planning authority in writing) shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the residential (Class C3) component of the development hereby permitted confirming that a Code for Sustainable Homes rating of 4 (or agreed equivalent) has been met for the residential accommodation.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 24 Before the first occupation of the development hereby permitted a Service Management Plan, detailing how all elements of the site are to be serviced (including the arrangements for waste collection and pick up and restrictions to servicing), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

In order that the Council may be satisfied that arrangements for servicing of the building would not adversely impact upon the highway and ensure that the collection and storage of refuse will be practical, accessible and to protect residential amenity including minimising noise impacts in accordance with saved policies 3.2 Protection of amenity, 3.7 Waste reduction and 5.2 Transport Impacts of the Southwark Plan (2007), Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.

- 25 Prior to the occupation of the development hereby approved, details of the method of screening and obscure glazing between dwelling units shall be submitted for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to protect the privacy of future occupiers of the residential dwellings and student rooms in accordance with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 26 Prior to occupation of any part of the development a verification report demonstrating completion of the works set out in the approved Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The report shall include results of sampling and monitoring carried out in accordance with the approved Remediation Strategy to demonstrate that the site remediation criteria have been met.

Reason

Should remediation be necessary, it needs to be demonstrated that any remedial measures have been undertaken as approved and the environmental risks have been satisfactorily managed so that the site is deemed suitable for its intended use, in accordance with saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007, and Strategic Policy 13' High environmental standards' of the Core Strategy 2011.

- 27 Before the first occupation of any dwelling full information regarding the proposed CHP / Boiler Plant, including a detailed specification, a Management Plan, details of its location, operation, maintenance, long term fuel supply, height of flue, and appropriate methodology for assessing the dispersion of emissions of noise and fume and proposed emission and noise mitigation equipment (which employs the best practicable options to mitigate and minimise emissions of NOx/kWh, particulate matter and noise) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The CHP / Boiler Plant shall be operated and maintained in accordance with the approved Management Plan for the time the development remains in existence.

Reason

To ensure the development minimises its impact on air quality and that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of nuisance in accordance with Strategic Policy 13 - High environmental standards and saved Policies 3.4 Energy efficiency, 3.6 Air quality and 3.2 Protection of amenity of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 28 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

To ensure that occupiers of the development and nearby residential dwellings do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 29 No pipes, flues, vents or ductwork shall be fixed on the external faces of the existing and proposed building unless approved by this Local Planning Authority in writing.

Reason:

In order to ensure that the materials and details are in the interest of the visual appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.12 - Quality of design of The Southwark Plan 2007.

- 30 The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the student accommodation and residential dwellings before they are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the council as Local Planning Authority.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored on the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan (2007).

- 31 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled

persons, shall seek, or will be allowed, to obtain a parking permit in the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policy 5.2 Transport Impacts of the Southwark Plan (2007).

- 32 The space shown as a communal study room on the upper ground floor of drawing number 5353 P09/03 hereby approved shall be used as ancillary education space and shall not be used as communal living space or subdivided to provide further student living space unless otherwise agreed by the Local Planning Authority in writing.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case which were material considerations in determining the application. This is in accordance with the National Planning Policy Framework (2012) and the Southwark Core Strategy 2011.

- 33 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.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 34 The Combined Heat and Power plant, Photo-voltaic panels and Air Source Heat Pump as identified in the energy report (prepared by iceni projects dated February 2014) to achieve a carbon saving of no less than 40% relative to the Building Regulations 2010 shall be provided in the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to ensure a reduction in carbon emissions in the interests of sustainable development and in accordance saved policy 3.4 Energy efficiency of the Southwark Plan (2007) and Strategic policy 13 High Environmental Standards of the Core Strategy (2011)

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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Informative

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

this minimum pressure in the design of the proposed development.

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Item No. 7.2	Classification: Open	Date: 4 November 2014	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/0830 for: Outline Planning Permission Address: 237 WALWORTH ROAD, LONDON SE17 1RL Proposal: Erection of two buildings, one a part 5, part 6 storey building plus lower ground floor and part basement plant room and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 67 residential units (comprising a mix of 1 studio, 19 x 1 bed, 40 x 2 bed, 3 x 3 bed, 2 x 4 bed and 2 x 5 bed) the provision of four disabled car parking spaces, cycle parking and associated landscaping works		
Ward(s) or groups affected:	East Walworth		
From:	Head of Development Management		
Application Start Date 25/04/2014		Application Expiry Date 25/07/2014	
Earliest Decision Date 06/06/2014			

RECOMMENDATION

- 1 That the planning committee resolves to grant outline planning permission subject to a satisfactory legal agreement and planning conditions
- 2 In the event that the legal agreement is not entered into by 9 December that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 96 of this report.

BACKGROUND INFORMATION

Site location and description

- 3 The site, measuring 0.304 hectares, is an irregular rectangular shaped backland site on the east side of Walworth Road. The sole access to the site is via a narrow passage between retail frontages at 235 and 239 Walworth Road. Beyond the passage the site is bounded on its north, east, south and south elevation by boundary walls varying in height between 2.5 – 4 metres. These walls separate the site from the adjoining Browning Estate to the east, a warehouse building (York House) to the north, and Manchester House to the south. There is no boundary wall to rear of 227-221 Walworth Road.
- 4 The site is vacant having recently been cleared of buildings that previously covered around 80% of the site. Those buildings were historically used for storage (Class B8) and other B class uses but were more recently occupied by a range of town centre uses including an unauthorized church, community use, hairdresser and retail units.
- 5 Whilst retail is the dominant land use to the west, the character to the east is

predominantly residential comprising a number of housing blocks over 4 storeys in height with large, mansard style roofs arranged around a central courtyard. The buildings typically have deck access and site within large plots that have substantial outdoor amenity space.

- 6 The site has an excellent public transport accessibility level (PTAL) of 6a.

Details of proposal

- 7 The outline application is seeking consent to redevelop the site to provide 67 residential dwellings with associated landscaping, children's play space, car parking cycle storage and refuse storage. Consent is sought for the access, layout and scale of the development with matters reserved for landscaping and the appearance. The details of the parameters sought are set out in the planning statement, design and access statement and drawings. All other documents submitted with the application provide supporting information which is considered in the main body of this report.

Amount

- 8 The proposed quantum of residential development (Class C3) is a total mix of:

1 x studio
 19 x 1 beds
 40 x 2 beds
 3 x 3 beds
 2x 4 beds
 2 x5 beds

This quantum of units is set out in a letter from the applicant dated 20 August 2014.

- 9 The dwellings comprise a terrace of four houses with front and rear gardens and adjacent to these, a further two flats. Sixty (60) flats are proposed in the part 4, part 5, part 6 storey building that sits parallel with the eastern boundary of the site. A further dwelling would be created by extending the canopy structure over the entry passageway which is referred to as a 'flying freehold'. Each flatted dwelling would also have private outdoor amenity space.
- 10 Five of the dwellings are proposed as fully wheelchair accessible. Four parking bays will be provided for these users within the proposed courtyard.
- 11 Eight affordable dwellings are proposed comprising the following dwelling and tenure mix:

1 x 1 bed (Shared Ownership)
 3 x 2 beds (Shared Ownership)
 2x 4 beds (Target rent)
 2 x5 beds (Target rent)

Access

- 12 The only point of entry to the site is through a narrow passageway between 235 and 239 Walworth Road. The passage, wide enough for a single car lane, leads directly into the proposed courtyard.

Scale and Layout

- 13 The proposal is principally arranged in two linear blocks. The block to the north of the

site containing two flats and four terrace houses will step up towards the east from two to four storeys in height. The terrace will have front and rear gardens and is accessed via a linear path leading from the main access passage.

- 14 The main block, providing 60 residential units runs parallel along the eastern boundary. It rises to five storeys as a singular mass and includes an excavated lower ground floor, with an associated 1.5m deep well around the perimeter and a set-back top floor. The block rises to 6 storeys towards the south.
- 15 A strip of amenity space extends around the perimeter of the block providing an outdoor seating area and child play space in the south east corner of the site. The strip leads around to the west of the block to a central courtyard. Entrances to the flatted dwellings within the block are proposed from the courtyard. Four disabled parking spaces refuse storage and cycle storage will also be provided in this part of the site.
- 16 An additional storey is proposed above the existing canopy structure over the entry passageway to the site. This storey would be set back behind a parapet wall and capped with a lean-to roof that would meet the roofline of 239 Walworth Road. The entrance to the dwelling is from the site entry access passage. Outdoor amenity space is provided on to the front and rear in the form of terrace.

Amendments

- 17 The main changes to the scheme since submission are:
 - The relocation of the main bin and bike store to the lower ground floor of the main residential block with platform lift and step access.
 - The loss of one 2 bed duplex unit
 - The reconfiguration a 2 bedroom flat to a studio apartment.
 - An extension of the courtyard to increase circulation space
 - Proposal for a traffic light control system for the main access
 - Reconfiguration of layout of affordable wheelchair accessible dwelling houses.

Planning history

- 18 14/AP/0833 Full planning permission for the erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) (Sui generis) and medical centre (Class D1) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works. The application is a concurrent alternative proposal for consideration by committee on this same agenda.
- 19 14/EN/0296 Unauthorised change of use of the site to a car park (Enforcement Investigation)
- 20 13/PA/0024 Prior approval for the demolition of existing buildings to facilitate redevelopment of the site. Granted 25/09/2013.
- 21 10/AP/3592 Renewal of Planning Permission (reference 07-AP-2320) for the erection of a part 2, part 4 and part 5 storey building to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. Granted 09/03/2011.

- 22 This planning permission expired on 08/3/2014. The applicant has also explained that physical constraints of that permission were such that that scheme was not deliverable owing to issues regarding land ownership, a covenant in place restricting built form and use of windows adjacent to Southey House and right of way and means of escape issues.
- 23 07/AP/2320 Planning permission granted for The erection of part 2, part 4 and part 5 storey buildings to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. 25/01/2008.

Planning history of adjoining sites

229 Walworth Road

- 24 14/AP/2419 Full planning permission is sought for part demolition of a single storey rear extension and rebuilding works.
- 25 The proposed works will facilitate the creation of a means of escape for the ground floor retail occupiers of this building. At this time of writing, no decision had been made on this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 26 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development and conformity with strategic policies, including the need for student accommodation;
 - b) Affordable housing;
 - c) Design;
 - d) Quality of accommodation;
 - e) Impact of adjoining uses on the proposed development;
 - f) Impact upon the amenities of neighbouring residents and occupiers;
 - g) Transport;
 - h) Trees and landscaping;
 - i) Planning obligations (s106) and community infrastructure levy;
 - j) Sustainability;
 - k) Flood risk.

Planning policy

National Planning Policy Framework (NPPF)

- 27 Section 1 - Building a strong, competitive economy
 Section 4 - Promoting sustainable transport
 Section 6 - Delivering a wide choice of high quality homes
 Section 7 - Requiring good design
 Section 8 - Promoting healthy communities
 Section 10 - Meeting the challenge of climate change, flooding and coastal change
 Section 11 - Conserving and enhancing the natural environment

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 28 Policy 3.1 Ensuring equal life chances for all
 Policy 3.3 Increasing housing supply
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities

Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on individual private residential
Policy 4.7	Retail and town centre development
Policy 4.12	Improving opportunities for all
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.9	Overheating and cooling
Policy 5.15	Water use and supplies
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.13	Parking
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.13	Safety, security and resilience to emergency
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 8.3	Community infrastructure levy

Core Strategy 2011

- 29 Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 3 - Shopping, leisure and entertainment
 Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 5 - Providing new homes
 Strategic Policy 6 - Homes for people on different incomes
 Strategic Policy 7 - Family homes
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards
 Strategic Policy 14 – Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 30 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 31 Saved Policy 1.1 - Access to employment opportunities
 Saved Policy 1.5 – Small business units
 Saved Policy 2.2 - Provision of new community facilities
 Saved Policy 2.5 - Planning obligations
 Saved Policy 3.1 - Environmental effects
 Saved Policy 3.2 - Protection of amenity
 Saved Policy 3.3 - Sustainability assessment
 Saved Policy 3.4 - Energy efficiency
 Saved Policy 3.6 - Air quality
 Saved Policy 3.7 - Waste reduction
 Saved Policy 3.9 - Water
 Saved Policy 3.11 - Efficient use of land
 Saved Policy 3.12 - Quality in design
 Saved Policy 3.13 - Urban design
 Saved Policy 3.14 - Designing out crime
 Saved Policy 3.28 - Biodiversity
 Saved Policy 4.2 - Quality of accommodation
 Saved Policy 4.4 - Affordable housing
 Saved Policy 4.5 - Wheelchair affordable housing
 Saved Policy 5.2 - Transport impacts
 Saved Policy 5.3 - Walking and cycling
 Saved Policy 5.6 - Car parking
 Saved Policy 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents

Residential Design Standards SPD (2011)

Sustainable Design and Construction SPD (2009)

Sustainable Transport SPD (2010)

Section 106 Planning Obligations (2007) and (2014 draft)

Elephant and Castle Supplementary Planning Document and Opportunity Area Planning Framework SPD (2012)

Affordable Housing SPD (2008) and (2011 draft)

- 32 The following policy designations apply to the site as identified by the Core Strategy (2011) Proposals Map:
- Urban Density Zone
 - Air Quality Management Area
 - The site has a Public Transport Accessibility rating of 6b
 - Walworth Village Archaeological Priority Zone
 - Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area

Principle of development

- 33 The NPPF promotes sustainable development which means improving the built and natural environment whilst creating jobs, improving the design and function of places and providing a wide choice of good quality homes.
- 34 The site is within a Major Town Centre and the Elephant and Castle Opportunity Area which is undergoing major transformation. It falls within the Walworth Road character area of the Opportunity Area which is characterised by a numerous small scale shops alongside a number of larger retail stores. The vision for the area is for a high density, high quality, mixed use town centre that will provide new homes , an enhanced public transport interchange, employment, retail floor space and other social benefits. Redevelopment of this site therefore provides an opportunity to provide a high quality

development that optimises the use of a brownfield site in a highly accessible location.

- 35 The established lawful use of the site is historically for B class uses and so this proposal will result in the loss of employment land. The acceptability of the loss must be taken into account having regard to the development plan and other material considerations.

Loss of land with an established B class land use

- 36 The loss of employment land is not normally permitted, except where;
- a) The applicant can demonstrate convincing attempts to dispose of the premises; either for continued B Class use, or for mixed uses, involving B Class, including redevelopment, over a period of 24 months, have been successful; or
 - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
 - c) The site is located within a town or local centre, in which case in accordance with saved policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floor space may be used for suitable mixed or residential use.

Marketing evidence

- 37 Marketing evidence has been submitted providing commentary on the viability of the site for continued B class and other commercial uses. The assessment reports that it is not an established office location and concludes that commercial users are unlikely to find the location desirable owing to the lack of a site frontage on Walworth Road and difficulties associated with its narrow access.
- 38 The council's Employment Land Review (2010) is a material consideration and forecasts the need to provide new office and business space outside of the SE1 area. The provision of new space is identified as a key policy objective in the Elephant and Castle Opportunity Area to stimulate growth and attract inward investment to facilitate the growth of small and medium sized enterprises.
- 39 The site now comprises cleared hard standing and in this respect is capable of being redeveloped to incorporate a mix of uses, involving B Class. However, the marketing analysis submitted provides sufficient reasoning to cast doubt on the potential viability of commercial uses at this location given its backland nature and access constraints. Based on this analysis the loss of established land, in terms of land use, is considered acceptable.

Reprovision of space for Cooltan Arts

- 40 A provision within the legal agreement for two previous permissions required the owner of the site to offer Cooltan Arts, a mental health charity, floorspace of no less than 203 sq m² in the new development. Before relocation to a site nearby, Cooltan Arts occupied a part of the application site, although without the benefit of planning permission. The council supported the provision made for Cooltan Arts as they provide a valuable community service.
- 41 Several letters submitted in response to this application have cited concern that Cooltan Arts would not be offered space in the proposed scheme. The applicant has explained that they have consulted with Cooltan Arts who now have a requirement for

372m² over two/ three/ four floors with outside space. They have advised that they cannot accommodate their needs within this development without compromising the viability of affordable housing and have been assisting Cooltan Arts in their search for new space.

- 42 Officers have taken into account the representations received and reviewed the legal agreement. After careful consideration officers consider that there is no policy basis that requires the new owner to provide space for Cooltans in the new development. The provisions of the former legal agreement no longer apply as they relate to a planning permission that has since expired.

National Planning Policy Framework

- 43 The NPPF is a material consideration and requires local planning authorities to provide strong support for housing developments where there is an identified need provided that there are not strong economic reasons why such development would be inappropriate.
- 44 The site is vacant brownfield site, cleared of buildings within a town centre. Redevelopment provide a range of dwellings is capable of helping to meet the need for homes in wide Elephant and Castle Opportunity Area. Taking account of marketing evidence, options to redevelop the site for commercial uses are limited. Based on this analysis there are no strong economic reasons why a residential led redevelopment would be inappropriate and as such a residential-led development would be acceptable.

Affordable housing

- 45 Strategic Policy 6 requires the provision of 1400 affordable housing units in the Elephant and Castle Opportunity Area between 2011 and 2026. A minimum of 35% is required on developments providing 10 or more housing units or as much as is financially viable. The tenure of affordable housing is required to be a split of 50% socially rented and 50% intermediate housing in accordance with saved policy 4.4.
- 46 The draft Affordable Housing SPD (2011) sets out the mechanism for calculating the required level of affordable housing which is based on habitable rooms. Further guidance in the Southwark Plan explains that habitable rooms exceeding 27.5 sq metres can be counted as two habitable rooms.
- 47 Of the sixty seven (67) dwellings proposed 8 are 'affordable'. These units comprise 4 target rent units (2 x four bed and 2 x five bed) and 4 intermediate units (3 x two bed and 1 x one bed). Officers have calculated the total number of affordable habitable rooms to be 42 based on the total rooms provided. Taking account of rooms over 27.5m², which count as two, there are a further 7 rooms which increases the total of affordable habitable rooms to 49.
- 48 There are 59 market dwellings which provide a total of 160 habitable rooms. Taking account of rooms over 27.5m², there are a further 9 rooms which increases the total to 169. Based on this analysis there are a total of 218 habitable rooms provided by this scheme (49 + 169 = 218). Based on this analysis, the requirement for 35% affordable housing equates to 76 habitable rooms (218 x 0.35 = 76).
- 49 Based on the analysis above, there is a shortfall in the proposed level of affordable housing as the scheme will deliver 49 habitable rooms which equates to 22 % (49/218 x 100= 22%). However this does not take account of saved policy 4.4 which explains that one less affordable room can be provided for every affordable housing unit that complies with council's wheelchair design standard. Under this scenario 71 habitable

rooms ($76 - 5 = 71$) would be an acceptable level taking account of the five wheelchair units proposed. However, even taking this into account, the scheme would fall short of a policy compliant level of affordable housing by a margin of 22 habitable rooms ($71 - 49 = 22$).

- 50 London Plan Policy 3.12 requires the maximum reasonable amount of affordable housing to be provided when negotiating on individual private residential and mixed schemes. It stipulates that negotiations should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation. A viability appraisal was submitted to justify the proposed level of affordable housing. The appraisal has been assessed by the District Valuer Service (DVS).

Viability

- 51 The applicant has adopted a Benchmark Land Value based on an 'Alternative Use Value' (AUV) for the site. The AUV proposed is predicated on the scale and density of an alternative land use being acceptable on this site. In this case the AUV is based on a proposal for a student housing-led mixed use development (14/AP/0833) which is being considered alongside this application.
- 52 The scale and density of the student scheme is a material consideration. The DVS has concluded that if the scale and density of student development is acceptable the AUV proposed can be adopted as the benchmark. Under this scenario they conclude that, the proposal would not be able to support more affordable housing on-site.
- 53 Based on this analysis, officers are satisfied that the viability appraisal demonstrates that the scheme cannot viably support more affordable housing. For this reason, officers consider the level of affordable housing proposed scheme can be accepted as much as the scheme can viably afford. Notwithstanding this, officers recommend that the viability appraisal is reviewed within 18 months of the date of the planning permission if the scheme has not substantially commenced. As such it is recommended that a viability review should be secured by a legal agreement.

Summary

- 54 Based on the analysis above, the principle of a residential-led scheme on this site can be supported and would bring into productive use a vacant site. The shortfall in affordable housing is a key policy consideration, but the applicant has adequately demonstrated that the scheme could not viably support more affordable units. For this reason the number of affordable habitable rooms proposed is, on balance, acceptable.

Environmental impact assessment

- 55 The development is capable of being considered a 10 (b) 'urban development project' under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as it proposes the demolition of buildings, construction works and change of land use in an urban area. The relevant threshold for urban development projects is 0.5 hectares and as such the size, at 0.3 hectares, falls short this established threshold.
- 56 Notwithstanding this, consideration has been given to the characteristics of the project to determine whether it is likely to have significant environmental effects having regard to Schedule 3 of the EIA regulations. After careful consideration, as detailed within this report, it is considered that this development is not likely to result in significant environmental effects for the purposes of the EIA regulations by virtue of the nature of

the project, its size or location and is not likely to have impacts that will be of more than local importance.

Design Issues

- 57 Strategic policy 12 of the Core strategy 'Design and conservation' states that 'Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in'. Saved policy 3.12 of the Southwark Plan asserts that developments 'should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit' and saved policy 13 requires the principles of good urban design to be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
- 58 Pre-application advice was provided to the applicant on a scheme of comparable scale, mass and footprint, but for a different land use. Notwithstanding the different land use, a fundamental rethink to the approach to layout, scale and design of this site was advised as it was considered that the proposal would create a long monolithic building that would be overly dominant and would not create or provide clearly distinguished and well functioning amenity and servicing spaces. This was suggested to ensure the redeveloped site would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Site layout

- 59 This proposal is arranged in two linear residential blocks. The main residential block comprises flatted dwellings and runs parallel with the eastern boundary. A stepped residential block is arranged along the northern edge of the site providing a short terrace of housing rising from two to four storeys in height.
- 60 The proposed arrangement of blocks results in a predominantly hard landscaped courtyard where servicing and parking are proposed. A narrow strip of landscaped area along the eastern and southern edge is proposed that is enclosed by a 4 metre high boundary wall which separates the site from the adjoining residential estate.
- 61 In accordance with saved policy 3.13 new development is required to provide a site layout that allows for vehicular servicing to take place alongside safe movement of pedestrians and cyclists. This is to ensure that the development functions well and provides an inclusive environment for future users.
- 62 Access to the site is constrained by the nature of the entrance which is a narrow passage leading from Walworth Road. At 3.6 metres wide, the main access cannot accommodate more than one vehicle at a time. The passage also serves as access to existing residential accommodation above ground floor retail units on Walworth Road. Emergency and fire access doors for 235 Walworth Road are along the north elevation of the passage which also serves as access to other retail units.
- 63 The access passage leads towards a courtyard which is proposed as a shared surface. Four accessible parking spaces are proposed within the courtyard which are linked to the four large dwelling houses. Access to the flatted dwellings is also via the central courtyard. Refuse and cycle storage will also take place in this space.
- 64 Over the course of the application, officers raised concerns that the proposed layout was problematic taking account of the access constraints. The proposed level of

circulation space within the courtyard was considered inadequate for the safe movement of vehicles, cycles and pedestrians taking account of the scale, footprint, layout of buildings and intensity of the sites use. Officers considered the prospect likely that on occasions there would be vehicles associated with the site that would need to reverse back into the courtyard or reverse out onto Walworth Road as the access is not wide enough for more than one car. The arrangement proposed was considered problematic and revisions to the site layout encouraged.

- 65 The applicant has revised the scheme by removing a two bed unit at upper ground floor level and relocating the main refuse and cycle store to within the main residential block. The revisions have resulted in a larger courtyard and more circulation space within the site, providing areas of refuge for cyclists and pedestrians for the times when vehicles are accessing the site. These revisions are considered adequate to allow for safe movement within the site for vehicles, cyclists and pedestrians. A traffic light system is also proposed that will control the movement of vehicles to and from the site and to ensure that no reverse movement onto Walworth Road would occur. The inclusion of this system is intended to help manage the movement of vehicles which further enhances the safety of movement within and to and from the site.
- 66 Based on the revised layout it is considered that the concerns regarding safe movement have adequately been overcome. For this reason the proposed layout is considered acceptable.

Scale, height and massing

- 67 The main residential block is noticeably larger than most buildings in its immediate context and as a result its form dominates this site. It rises to five storeys as a singular mass, which an additional sixth storey penthouse block adjacent to Southey House. The main block returns to five storeys along the northern boundary where it abuts York House to the north. At around 54m in length the main housing block would be a substantial presence in this townscape that will potentially dominate the outlook of the neighbouring residential properties albeit without a street frontage given its' backland location.
- 68 On the western facade the proposal attempts to break up the singular mass of the main building into three bays which are defined by three full-height vertical glazed features. This coupled with the deliberately random arrangement of balconettes and windows gives this elevation a level of interest but doesn't fully mitigate its overly dominant form which is particularly stark on the east elevation. The blank facades created at the junction of the housing block and affordable dwellings is unfortunate but could be mitigated by way of detailing, which can be addressed at the reserved matters stage.
- 69 The terrace of houses is more subservient in scale and considered to respond sensitively to the local context. Its perpendicular alignment and stepped profile respects the urban form of the Walworth Road. Based on this analysis, the scale, height and massing of the scheme is, on balance, acceptable. Particularly as the scheme is not anticipated to result in harm to surrounding properties.

Detailed design and landscaping

- 70 Brick is proposed as the predominant cladding material for the main block and the terrace of houses with fibre-cement cladding also proposed to the top floor and window surrounds. The detailed design and landscaping matters will be for consideration on submission of the reserved matters.

Transport issues

- 71 The site has a Public Transport Accessibility Rating (PTAL) of 6a which equates to 'Excellent' in terms of access to public transport. It is proposed as 'car free'. but includes 4no. disabled parking spaces. The majority of trips to and from the site are predicted to be undertaken by foot, cycle or public transport which in accordance with saved policy 4.7 can be supported as there is adequate infrastructure to support the increase in the number of residents.

Servicing

- 72 The transport assessment identifies that a total of 127 bedrooms will be provided across the development. This represents a significant level of occupation and related traffic for a site with a constrained access. The access fronts onto Walworth Road which is part of the bus priority network and well served by buses.
- 73 Vehicle tracking details have been provided which show that manoeuvres by vehicles entering and exiting this site are not particularly easy to perform. The length of the access and activity already associated with its use mean that the intensity of servicing associated with this site could be problematic. However these constraints would apply to any re-development of this site, which currently is vacant and identified as an opportunity site within the Elephant and Castle Opportunity Area Framework.
- 74 The applicant has sought to address the site's access constraints by proposing a traffic light system as officers identified that there were significant risks associated with the access and the proposed intensity of development. The original concern was that the safety of pedestrians and cyclists might be compromised if vehicles were not able to complete the entrance and exit of the site in one continuous movement. This could have resulted in safety issues if there were pedestrians and cyclists behind vehicles along the access passage and could also have potential impacts on safety and the movement of vehicles within the passage way. The proposed traffic light system would control the movement of vehicles and ensure that vehicles attempting to enter the site would not have to reverse into Walworth Road or back up along the narrow access road. The proposed reconfiguration of the courtyard has also provided more circulation space within the site as well as areas of refuge for cyclists and pedestrians. These amendments are considered adequate to overcome initial concerns that servicing could not take place safely. It is recommended that further details are submitted for approval and installed prior to any future redevelopment.

Construction Impacts

- 75 A preliminary assessment of construction traffic movements forms part of the submission which, given the access limitations, is not considered acceptable. A condition is recommended requiring details of a comprehensive construction management plan. These details in conjunction with the proposed traffic management system would need to be provided and approved by the local planning authority prior to the commencement of any works in connection with the development.

Residential accommodation

Dwelling mix

- 76 Strategic Policy 7 of the Core Strategy requires major developments in this area to provide at least 60% of units with 2 or more bedrooms and 10% of units to have 3, 4 or 5 bedrooms. No more than 5% of units should be studio flats.

Unit type	Private	Shared ownership	Social rent	Total
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Studio	1	0	0	1
1-bed	18	1	0	19
2- bed	37	3	0	40
3-bed	3	0	0	3
4-bed	0	0	2	2
5-bed	0	0	2	2
Total	59	4	4	67 (100%)

- 77 The scheme will provide a mix of units comprising a high proportion of 2 bed (60%) and family size dwellings (10%) dwellings. The total of these units equates to 70 % of the proposed dwellings having 2 or more bedrooms. This will exceed minimum targets set out in Strategic Policy 7 for dwellings in the Elephant and Castle Opportunity Area which is supported.

Residential accommodation

- 78 All dwellings meet minimum standards with the majority of dwellings exceeding those standards (79%) and five wheelchair accessible dwellings will be provided. The social rent wheelchair dwellings will be fully fitted and the proposed wheelchair intermediate units will be fitted to a base specification. Whilst a high proportion of the dwellings will be single aspect, the standard of internal accommodation is considered to be an acceptable standard. In this respect the quality of accommodation proposed can be strongly supported.

Privacy and outlook

- 79 The scheme has been designed to minimise privacy impacts and will generally provide an acceptable standard of outlook for new occupiers. However, further screening is likely to be required for the proposed terraces between the dwelling houses and flats within the main residential block. Officers consider that these matters can appropriately be dealt with as reserved matters to ensure an adequate standard will be provided for all residential occupiers.

Outdoor amenity space

- 80 All the proposed family homes will be provided with a policy compliant level of useable outdoor amenity space. There is however a shortfall of 173 sq m² across the flatted developments within the main residential block. Officers consider that this shortfall could be met within the landscaped area within the site along the eastern and southern boundary of the main building. This space is proposed as an outdoor amenity space for future residents. Around half of this area receives less than 2hrs of sun on the 21st of March which is shown by overshadowing analysis. Whilst this points to issues regarding the layout and scale of the proposed buildings the impact is not considered to be such that it be harmful, particularly given that the majority of these dwellings will have private balconies and terraces that provide good quality outdoor amenity space.

Child playspace

- 81 The applicant has estimated that 8.04 childspaces will be generated by the proposal which is significantly below officers' estimate of 21 childspaces. Officers have based their assessment on the Mayor's Play and Informal Recreation SPG which takes account of the tenure and mix of units and generates a space requirement of 209 sq m². This space requirement could be met within the site within the communal amenity space provided for users. Details on the quality and standard play provision and amenity space would need to be provided and can be dealt with as a reserved matter.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 82 Saved policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause the loss of amenity, including disturbance by noise to present and future occupiers in the surrounding area or on the application site. Saved policy 3.1 also states that new development should not cause material adverse effects on the environment and quality of life.

Daylight, sunlight and overshadowing impacts

- 83 A Daylight and Sunlight Report was prepared by GVA Schatunowski Brooks which assessed the impact of the development against surrounding neighbouring properties. The analysis shows that an acceptable standard of daylight will be maintained at surrounding properties although it is clear the development will result in the reduction of VSC and overshadowing to a modest number of windows. In any case the impact is not considered to be harmful to the extent that would warrant the refusal of planning permission. For this reason the daylight, sunlight and overshadowing impacts of the development are, on balance, considered to be acceptable.

Plant, mechanical ventilation and noise associated with the proposed development

- 84 Plant including mechanical ventilation will be required to serve the scheme and has the potential to impact upon the amenity of nearby properties. Details can be reserved by condition to ensure that noise generating sources from the development would not adversely impact upon existing and future residents.

Impact of adjoining and nearby uses on occupiers and users of proposed development

Walworth Road

- 85 The dominant noise source affecting future occupiers of the development is likely to be road traffic noise generated from the flow of vehicles on Walworth Road. Subject to conditions reserving the details of glazing and ventilation for the new dwellings in respect of noise attenuation, particularly for the canopy structure it is expected that an acceptable standard can be achieved within the new habitable rooms. Mitigation of internal air quality may also be required by way of treatment to the facade to overcome odour impacts from nearby premises and local air quality impacts. This too may be controlled by condition.

Sustainable development implications

- 86 Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible.
- 87 The development is reported to achieve a 42% reduction in carbon dioxide emissions using a combination of CHP, air sourced heat pumps and solar panels. This level of performance can be supported and would be in accordance with policy. Further design details will be required to ensure the level of performance proposed can be achieved and should include details of ventilation of the plant area. It is recommended that such details are dealt with as reserved matters.

Code for Sustainable Homes

- 88 A rating of 4 is proposed for the new dwellings which can be supported. A condition requiring evidence to demonstrate attainment of this standard is recommended, to be secured by condition.

Land contamination and groundwater assessment

- 89 An intrusive site investigation, prepared by RPS has shown that there are elevated levels of contaminants within the site. Based on their analysis, a detailed quantitative risk assessment is recommended to be submitted prior to any development to determine the level of risk is posed by the contaminants on site. A remediation strategy detailing how the site would be brought to a condition suitable for the intended use is also recommended.

Flood Risk

- 90 The Environment Agency has no objection to the principle of this development subject to conditions relating to flood mitigation, ground water and land contamination.

Drainage

- 91 A drainage strategy has been submitted that seeks to reduce surface water run-off. It proposes green roofs, permeable paving and water butts within the development. Officers consider that the proposed strategy if implemented would adequately attenuate surface water run-off from the site. Subject to further design details being submitted, it is considered that this matter can be dealt with by reserved matters.

Planning obligations (S.106 undertaking or agreement)

- 92 Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advises that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's Planning Obligations Supplementary Planning Document.
- 93 Heads of Terms based on the Council's Planning Obligations SPD have been a subject of negotiations during the course of the application. The following table sets out the contributions required based on the s106 SPD and accompanying toolkit compared to what the applicant has offered:

Topic Area	SPD Requirement	Applicant's Offer
Education	£102,576	£102,576
Employment during construction	£51,603	£51,603
Employment construction management fee	£3,905	£3,905
Public open space and sports development	£72,620	£72,620
Transport strategic	£572,936	£572,936
Transport site specific	£33,500	£33,500
Public realm	£50,250	£50,250
Health	£78,132	£78,132
Community facilities	11,096	£11,096
Total	£ 976,618	£976,618
Admin fee (2%)	£19,782.38	£19,782.38

Total (including admin fee)	£ 996,400.38	£ 996,400.38

- 94 The proposed S106 contributions are in accordance with the S106 SPD and therefore acceptable.
- 95 In accordance with the recommendation, if the Section 106 Agreement is not signed by 9 December 2014 that the Head of Development Management is authorised to refuse permission, if appropriate, for the reason below:
- 96 ‘In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the delivery of affordable housing, employment, public open space, the transport network, the public realm, and health care services. The proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011) and the draft Affordable Housing SPD (2011)’.

Other matters

Mayoral Community Infrastructure Levy (CIL)

- 97 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 98 The scheme will result in a net increase of 5509m² of floor space (Gross Internal Area). Based on level of floorspace, the CIL liability is estimated to be £192,815.

Conclusion on planning issues

- 100 This National Planning Policy Framework advises that planning decisions should optimise the potential of sites to accommodate development, create and sustain an appropriate mix of uses. The application proposes the redevelopment of a brownfield site within a town centre that will provide a range of residential dwellings. These dwellings will provide a good standard of accommodation and result in five fully fitted wheelchair dwellings of which four will be large (4+ bed) family sized homes. As much affordable housing as the scheme can viably afford is also being proposed taking account of the financial appraisal.
- 101 Improvements will be made to the site’s access which is constrained by virtue of its width and length. This improvement is welcome and will have wider benefits on pedestrian and cycle safety and the local highway. Taking account of the above, it is considered that the benefits of bringing this vacant site back into productive would result in significant planning benefits. It is therefore considered that that, in line with the NPPF, there is no substantive reason to withhold planning permission, subject to completion of a satisfactory legal agreement and planning conditions.

Community impact statement

- 102 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the

application process.

a) The impact on local people is set out above.

Consultations

103 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

104 Summary of neighbour consultation responses

1 letter of comment, 23 letters of objection.

105 Comments

- Concern that the scheme would not provide mental health services and in particular re-provide space for Cooltan Arts
- That Southwark Council should be cautious about claims concerning the degree of engagement which has occurred with local community groups and the degree to which the applicant's thinking has evolved based upon that engagement.

106 Letters of objection

- The main concern is that development will not provide space for Cooltan Arts.
- Concern that less than 35% affordable housing will be provided.

Statement of Community Involvement

107 A Statement of Community Involvement was submitted which detailed that the site has been put forward with two options for redevelopment:

- a) One for redevelopment incorporating 130 student bedrooms alongside 1,2 and 3 bed apartments and 4 and 5 bedroom wheelchair accessible houses; and
- b) 130 student rooms including a student lounge, on site laundry plus six affordable homes comprising 4 and 5 bed wheelchair accessible houses with private gardens and 1 and 2 bed apartments.

108 Information about the scheme was provided in leaflets delivered by hand in the surrounding area and at a public exhibition held on October 24 2013. It was reported that the exhibition was attended by 24 people who commented that the scheme should provide affordable housing and questioned that impact the scheme would have on traffic and the type of people likely to live in the new homes.

109 The following groups were also contacted by the applicant about the proposal: Browning Estate Management Association, Drapers Resident Association, Manchester House Tenants and Residents Association, Penrose Estates, and Residents Association, Pembroke House Youth and Community Centre, Pullens Arts Business Association, Walworth Garden Farm and Ward Councillors for the East Walworth, Faraday and Newington Wards and Cooltan Arts.

Human rights implications

110 This planning application engages certain human rights under the Human Rights Act

2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 111 This application has the legitimate aim of providing new residential dwellings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1065-237 Application file: 14/AP/0830 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5461 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	Daniel Davies	
Version	Final	
Dated	13 October 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	Yes	Yes
Director of regeneration	No	No
Date final report sent to Constitutional Team		23 October 2014

Consultation undertaken

Site notice date: 13/05/2014

Press notice date: 03/04/2014

Case officer site visit date: n/a

Neighbour consultation letters sent: 14/05/2014

Internal services consulted:

Archaeology Officer
 Design and Conservation Team
 Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
 Planning Policy
 Surface Water Flood Management Team
 Transport Planning Team
 Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency
 London Ambulance Service NHS Trust
 London Fire & Emergency Planning Authority
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 4 Gower House Browning Estate SE17 1DU	Flat 18 Gray House Browning Estate SE17 1DT
Flat 23 Gower House Browning Estate SE17 1DU	Flat 19 Gray House Browning Estate SE17 1DT
Flat 24 Gower House Browning Estate SE17 1DU	Flat 16 Gray House Browning Estate SE17 1DT
Flat 14 Gower House Browning Estate SE17 1DU	Flat 17 Gray House Browning Estate SE17 1DT
Flat 15 Gower House Browning Estate SE17 1DU	Flat 20 Gray House Browning Estate SE17 1DT
Flat 12 Gower House Browning Estate SE17 1DU	Flat 21 Gray House Browning Estate SE17 1DT
Flat 13 Gower House Browning Estate SE17 1DU	Flat 19a Gray House Browning Estate SE17 1DT
Flat 18 Gower House Browning Estate SE17 1DU	Flat 2 Gray House Browning Estate SE17 1DT
Flat 19 Gower House Browning Estate SE17 1DU	Flat 10 Gray House Browning Estate SE17 1DT
Flat 16 Gower House Browning Estate SE17 1DU	Flat 11 Gray House Browning Estate SE17 1DT
Flat 17 Gower House Browning Estate SE17 1DU	18 East Street London SE17 2DN
Flat 19 Tennyson House Browning Estate SE17 1DB	Flat 1 Gray House Browning Estate SE17 1DT
Flat 2 Tennyson House Browning Estate SE17 1DB	Flat 14 Gray House Browning Estate SE17 1DT
Flat 17 Tennyson House Browning Estate SE17 1DB	Flat 15 Gray House Browning Estate SE17 1DT
Flat 18 Tennyson House Browning Estate SE17 1DB	Flat 12 Gray House Browning Estate SE17 1DT
Flat 22 Tennyson House Browning Estate SE17 1DB	Flat 13 Gray House Browning Estate SE17 1DT
Flat 23 Tennyson House Browning Estate SE17 1DB	Flat 22 Gray House Browning Estate SE17 1DT
Flat 20 Tennyson House Browning Estate SE17 1DB	Flat 7 Gray House Browning Estate SE17 1DT
Flat 21 Tennyson House Browning Estate SE17 1DB	Flat 8 Gray House Browning Estate SE17 1DT
Flat 11 Tennyson House Browning Estate SE17 1DB	Flat 5 Gray House Browning Estate SE17 1DT
Flat 12 Tennyson House Browning Estate SE17 1DB	Flat 6 Gray House Browning Estate SE17 1DT
Flat 1 Tennyson House Browning Estate SE17 1DB	Store Pilton Place Estate SE17 1DL
Flat 10 Tennyson House Browning Estate SE17 1DB	School House Robert Browning Primary School SE17 1DQ
Flat 15 Tennyson House Browning Estate SE17 1DB	Flat 8a Gray House Browning Estate SE17 1DT
Flat 16 Tennyson House Browning Estate SE17 1DB	Flat 9 Gray House Browning Estate SE17 1DT
Flat 13 Tennyson House Browning Estate SE17 1DB	Flat 25 Gray House Browning Estate SE17 1DT
Flat 14 Tennyson House Browning Estate SE17 1DB	Flat 26 Gray House Browning Estate SE17 1DT
Flat 24 Tennyson House Browning Estate SE17 1DB	Flat 23 Gray House Browning Estate SE17 1DT
Flat 34 Tennyson House Browning Estate SE17 1DB	Flat 24 Gray House Browning Estate SE17 1DT
Flat 35 Tennyson House Browning Estate SE17 1DB	Flat 3 Gray House Browning Estate SE17 1DT
Flat 32 Tennyson House Browning Estate SE17 1DB	Flat 4 Gray House Browning Estate SE17 1DT
Flat 33 Tennyson House Browning Estate SE17 1DB	Flat 27 Gray House Browning Estate SE17 1DT

Flat 48 Tennyson House Browning Estate SE17 1DB
 Flat 9 Tennyson House Browning Estate SE17 1DB
 Flat 1 Cowper House Browning Estate SE17 1DD
 Flat 7 Tennyson House Browning Estate SE17 1DB
 Flat 8 Tennyson House Browning Estate SE17 1DB
 Flat 41 Tennyson House Browning Estate SE17 1DB
 Flat 42 Tennyson House Browning Estate SE17 1DB
 Flat 4 Tennyson House Browning Estate SE17 1DB
 Flat 40 Tennyson House Browning Estate SE17 1DB
 Flat 45 Tennyson House Browning Estate SE17 1DB
 Flat 46 Tennyson House Browning Estate SE17 1DB
 Flat 43 Tennyson House Browning Estate SE17 1DB
 Flat 44 Tennyson House Browning Estate SE17 1DB
 Flat 10 Cowper House Browning Estate SE17 1DD
 Flat 20 Cowper House Browning Estate SE17 1DD
 Flat 21 Cowper House Browning Estate SE17 1DD
 Flat 19 Cowper House Browning Estate SE17 1DD
 Flat 2 Cowper House Browning Estate SE17 1DD
 Flat 24 Cowper House Browning Estate SE17 1DD
 Flat 3 Cowper House Browning Estate SE17 1DD
 Flat 22 Cowper House Browning Estate SE17 1DD
 Flat 23 Cowper House Browning Estate SE17 1DD
 Flat 13 Cowper House Browning Estate SE17 1DD
 Flat 14 Cowper House Browning Estate SE17 1DD
 Flat 11 Cowper House Browning Estate SE17 1DD
 Flat 12 Cowper House Browning Estate SE17 1DD
 Flat 17 Cowper House Browning Estate SE17 1DD
 Flat 18 Cowper House Browning Estate SE17 1DD
 Flat 15 Cowper House Browning Estate SE17 1DD
 Flat 16 Cowper House Browning Estate SE17 1DD
 43a Browning Street London SE17 1LN
 9a Manor Place London SE17 3BD
 35 Browning Street London SE17 1LN
 53 Browning Street London SE17 1LN
 The Bell 51 East Street SE17 2DJ
 217a Walworth Road London SE17 1RL
 9b Manor Place London SE17 3BD
 Good Intent Public House 24-26 East Street SE17 2DN
 43b Browning Street London SE17 1LU
 17 Browning Street London SE17 1LN
 7 Occupation Road London SE17 3BE
 Walworth Police Station 12-28 Manor Place SE17 3BB
 25 Browning Street London SE17 1LN
 27 Browning Street London SE17 1LN
 21 Browning Street London SE17 1LN
 23 Browning Street London SE17 1LN
 217b Walworth Road London SE17 1JE
 Top Flat 7 Manor Place SE17 3BD
 Flat 213 Walworth Road SE17 1RL
 First Floor Flat 189 Walworth Road SE17 1RW
 First Floor Flat 2 Manor Place SE17 3BB
 Flat 2 12a Colworth Grove SE17 1LR
 Flat 2 277-279 Walworth Road SE17 2TG
 Flat 1 12a Colworth Grove SE17 1LR
 Flat 1 277-279 Walworth Road SE17 2TG
 Above 287 Walworth Road SE17 2TG
 Basement And Ground Floor Flat 7 Manor Place SE17 3BD
 212a Walworth Road London SE17 1JE
 262a Walworth Road London SE17 2TE
 Second Floor Flat 257 Walworth Road SE17 1RL
 First Floor Flat 187 Walworth Road SE17 1RW
 First Floor And Second Floor Flat 203 Walworth Road SE17 1RL
 First Floor And Second Floor Flat 214 Walworth Road SE17 1JE
 39-41 East Street London SE17 2DJ
 43-45 East Street London SE17 2DJ
 38 Bronti Close London SE17 2HD
 25-27 East Street London SE17 2DJ
 285 Walworth Road London SE17 2TG
 53-55 East Street London SE17 2DJ
 61-63 East Street London SE17 2DJ
 24 Bronti Close London SE17 2HD
 28 Bronti Close London SE17 2HD
 14 Bronti Close London SE17 2HD
 16 Bronti Close London SE17 2HD
 34 Bronti Close London SE17 2HD
 36 Bronti Close London SE17 2HD
 30 Bronti Close London SE17 2HD
 32 Bronti Close London SE17 2HD
 40 East Street London SE17 2DN
 54 Pilton Place London SE17 1DW
 55 Pilton Place London SE17 1DW
 52 Pilton Place London SE17 1DW
 53 Pilton Place London SE17 1DW
 64 Pilton Place London SE17 1DW
 218 Walworth Road London SE17 1JE
 210 Walworth Road London SE17 1JE
 212 Walworth Road London SE17 1JE
 238 Walworth Road London SE17 1JE
 240 Walworth Road London SE17 1JE
 228 Walworth Road London SE17 1JE
 232 Walworth Road London SE17 1JE
 67 Pilton Place London SE17 1DW
 68 Pilton Place London SE17 1DW
 65 Pilton Place London SE17 1DW
 66 Pilton Place London SE17 1DW
 208 Walworth Road London SE17 1JE
 69 Pilton Place London SE17 1DW
 70 Pilton Place London SE17 1DW
 104 Pilton Place London SE17 1DR
 105 Pilton Place London SE17 1DR
 102 Pilton Place London SE17 1DR
 103 Pilton Place London SE17 1DR
 108 Pilton Place London SE17 1DR
 109 Pilton Place London SE17 1DR
 106 Pilton Place London SE17 1DR
 107 Pilton Place London SE17 1DR
 93 Pilton Place London SE17 1DP
 94 Pilton Place London SE17 1DP
 91 Pilton Place London SE17 1DP
 92 Pilton Place London SE17 1DP
 100 Pilton Place London SE17 1DR
 101 Pilton Place London SE17 1DR
 95 Pilton Place London SE17 1DP
 96 Pilton Place London SE17 1DP
 110 Pilton Place London SE17 1DR
 121 Pilton Place London SE17 1DR
 97 Pilton Place London SE17 1DR
 119 Pilton Place London SE17 1DR
 120 Pilton Place London SE17 1DR
 46 Pilton Place London SE17 1DW
 47 Pilton Place London SE17 1DW
 98 Pilton Place London SE17 1DR
 99 Pilton Place London SE17 1DR
 113 Pilton Place London SE17 1DR
 114 Pilton Place London SE17 1DR
 111 Pilton Place London SE17 1DR
 112 Pilton Place London SE17 1DR
 117 Pilton Place London SE17 1DR
 118 Pilton Place London SE17 1DR
 115 Pilton Place London SE17 1DR
 116 Pilton Place London SE17 1DR
 Flat 20 Coleridge House Browning Estate SE17 1DG
 Flat 21 Coleridge House Browning Estate SE17 1DG
 Flat 19 Coleridge House Browning Estate SE17 1DG
 Flat 2 Coleridge House Browning Estate SE17 1DG
 Flat 24 Coleridge House Browning Estate SE17 1DG
 Flat 3 Coleridge House Browning Estate SE17 1DG
 Flat 22 Coleridge House Browning Estate SE17 1DG
 Flat 23 Coleridge House Browning Estate SE17 1DG
 Flat 13 Coleridge House Browning Estate SE17 1DG
 Flat 14 Coleridge House Browning Estate SE17 1DG
 Flat 11 Coleridge House Browning Estate SE17 1DG
 Flat 12 Coleridge House Browning Estate SE17 1DG
 Flat 17 Coleridge House Browning Estate SE17 1DG
 Flat 18 Coleridge House Browning Estate SE17 1DG
 Flat 15 Coleridge House Browning Estate SE17 1DG
 Flat 16 Coleridge House Browning Estate SE17 1DG
 Flat 4 Coleridge House Browning Estate SE17 1DG
 Flat 14 Paxton House Browning Estate SE17 1DS
 Flat 15 Paxton House Browning Estate SE17 1DS
 Flat 12 Paxton House Browning Estate SE17 1DS
 Flat 13 Paxton House Browning Estate SE17 1DS
 Flat 18 Paxton House Browning Estate SE17 1DS
 Flat 19 Paxton House Browning Estate SE17 1DS
 Flat 16 Paxton House Browning Estate SE17 1DS
 Flat 17 Paxton House Browning Estate SE17 1DS
 Flat 7 Coleridge House Browning Estate SE17 1DG
 Flat 8 Coleridge House Browning Estate SE17 1DG

1 Occupation Road London SE17 3BE
 5 Manor Place London SE17 3BD
 2 Manor Place London SE17 3BB
 Manor Place Surgery 1 Manor Place SE17 3BD
 1 Amelia Street London SE17 3PY
 Security House 2-6 Occupation Road SE17 3BE
 57-59 East Street London SE17 2DJ
 264-276 Walworth Road London SE17 2TE
 32-34 East Street London SE17 2DN
 22 East Street London SE17 2DN
 13 Manor Place London SE17 3BD
 3 Manor Place London SE17 3BD
 281 Walworth Road London SE17 2TG
 11 Manor Place London SE17 3BD
 Basement And Part Ground Floor 257 Walworth Road SE17 1RL
 Rear Of 257 Walworth Road SE17 1RL
 Rear Of 245 Walworth Road SE17 1RL
 256-260 Walworth Road London SE17 1JF
 Basement And Ground Floor 277-279 Walworth Road SE17 2TG
 First Floor And Second Floor 285 Walworth Road SE17 2TG
 Rear Of 262 Walworth Road SE17 2TE
 Part Ground Floor 263-265 Walworth Road SE17 1RL
 Ground Floor Rear 227 Walworth Road SE17 1RL
 Office No 4 Part First Floor 227 Walworth Road SE17 1RL
 Front And Part Rear First Floor 225 Walworth Road SE17 1RL
 Second Floor And Third Floor 225 Walworth Road SE17 1RL
 Rear Of 243 Walworth Road SE17 1RL
 Office Part First Floor 227 Walworth Road SE17 1RL
 Shop 227 Walworth Road SE17 1RL
 Manor Place Depot 30-34 Penrose Street SE17 3DW
 55 Browning Street London SE17 1LU
 Flat 223 Walworth Road SE17 1RL
 Flat 215 Walworth Road SE17 1RL
 Ground Floor First Floor And Second Floor Flat 221 Walworth Road SE17 1RL
 Flat 219 Walworth Road SE17 1RL
 Second Floor Flat 241 Walworth Road SE17 1RL
 Third Floor Flat 187 Walworth Road SE17 1RW
 Second Floor Flat 187 Walworth Road SE17 1RW
 Second Floor Flat 189 Walworth Road SE17 1RW
 Flat 4 12a Colworth Grove SE17 1LR
 Flat 5 12a Colworth Grove SE17 1LR
 Flat 3 12a Colworth Grove SE17 1LR
 Flat 3 277-279 Walworth Road SE17 2TG
 First Floor And Second Floor Flat 210 Walworth Road SE17 1JE
 Fourth Floor Flat 258-260 Walworth Road SE17 1JE
 Flat 6 12a Colworth Grove SE17 1LR
 First Floor And Second Floor Flat 209 Walworth Road SE17 1RL
 Third Floor Flat 189 Walworth Road SE17 1RW
 Part First Floor South 224-236 Walworth Road SE17 1JE
 Second Floor 224-236 Walworth Road SE17 1JE
 Part First Floor 224-236 Walworth Road SE17 1JE
 Part Basement 225 Walworth Road SE17 1RL
 Ground Floor 225 Walworth Road SE17 1RL
 Part Third Floor South 224-236 Walworth Road SE17 1JE
 Part Fourth Floor South 224-236 Walworth Road SE17 1JE
 5 Browning Street London SE17 1LN
 Estate Workshop Tennyson House Browning Estate SE17 1DB
 Third Floor Flat 258-260 Walworth Road SE17 1JE
 9a Amelia Street London SE17 3PY
 70 Morecambe Street London SE17 1DX
 Rear Of 1 Occupation Road SE17 3BE
 Ground Floor 3 East Street SE17 2DJ
 1d East Street London SE17 2DJ
 5 Asolando Drive London SE17 1EJ
 6 Asolando Drive London SE17 1EJ
 3 Asolando Drive London SE17 1EJ
 4 Asolando Drive London SE17 1EJ
 186 Walworth Road London SE17 1JJ
 211 Walworth Road London SE17 1RL
 7 Asolando Drive London SE17 1EJ
 252 Walworth Road London SE17 1JE
 Flat 9 Ben Ezra Court SE17 1EH
 Flat 10 Ben Ezra Court SE17 1EH
 Flat 7 Ben Ezra Court SE17 1EH
 Flat 8 Ben Ezra Court SE17 1EH
 1 Asolando Drive London SE17 1EJ
 2 Asolando Drive London SE17 1EJ
 Flat 11 Ben Ezra Court SE17 1EH
 Flat 5 Coleridge House Browning Estate SE17 1DG
 Flat 6 Coleridge House Browning Estate SE17 1DG
 Flat 10 Paxton House Browning Estate SE17 1DS
 Flat 11 Paxton House Browning Estate SE17 1DS
 Flat 9 Coleridge House Browning Estate SE17 1DG
 Flat 1 Paxton House Browning Estate SE17 1DS
 Flat 9 Southey House Browning Estate SE17 1DE
 Flat 1 Shelley House Browning Estate SE17 1DF
 Flat 7 Southey House Browning Estate SE17 1DE
 Flat 8 Southey House Browning Estate SE17 1DE
 Flat 12 Shelley House Browning Estate SE17 1DF
 Flat 13 Shelley House Browning Estate SE17 1DF
 Flat B 255 Walworth Road SE17 1RL
 Flat C 255 Walworth Road SE17 1RL
 Flat 5 Pearlec House SE17 2DL
 Flat A 255 Walworth Road SE17 1RL
 Flat 2 239 Walworth Road SE17 1RL
 Flat 3 239 Walworth Road SE17 1RL
 Flat 1 233 Walworth Road SE17 1RL
 Flat 1 239 Walworth Road SE17 1RL
 Basement And Ground Floors 214 Walworth Road SE17 1JE
 47 East Street London SE17 2DJ
 49 East Street London SE17 2DJ
 Flat 3 Pearlec House SE17 2DL
 Flat 4 Pearlec House SE17 2DL
 Flat 1 Pearlec House SE17 2DL
 Flat 2 Pearlec House SE17 2DL
 41b Browning Street London SE17 1LU
 Flat 3 204 Walworth Road SE17 1JE
 Flat 4 204 Walworth Road SE17 1JE
 Flat 1 204 Walworth Road SE17 1JE
 Flat 2 204 Walworth Road SE17 1JE
 Flat 7 204 Walworth Road SE17 1JE
 Flat 8 204 Walworth Road SE17 1JE
 Flat 5 204 Walworth Road SE17 1JE
 Flat 6 204 Walworth Road SE17 1JE
 Rios De Vida Church Unit A 237 Walworth Road SE17 1RL
 Unit B 237 Walworth Road SE17 1RL
 41c Browning Street London SE17 1LU
 Living Accommodation 51 East Street SE17 2DJ
 Unit C Ground Floor 237 Walworth Road SE17 1RL
 Second Floor 227 Walworth Road SE17 1RL
 Unit C First Floor 237 Walworth Road SE17 1RL
 Unit D 237 Walworth Road SE17 1RL
 2c Browning Street London SE17 1LN
 2 Laugan Walk London SE17 2EA
 3 Laugan Walk London SE17 2EA
 1 Laugan Walk London SE17 2EA
 4 Laugan Walk London SE17 2EA
 8 East Street London SE17 2DN
 Flat A 245 Walworth Road SE17 1RL
 4 East Street London SE17 2DN
 6 East Street London SE17 2DN
 9 Laugan Walk London SE17 2EA
 10 Laugan Walk London SE17 2EA
 Flat B 245 Walworth Road SE17 1RL
 7 Laugan Walk London SE17 2EA
 Flat 10 Shelley House Browning Estate SE17 1DF
 Flat 11 Shelley House Browning Estate SE17 1DF
 Flat 36 Southey House Browning Estate SE17 1DE
 Flat 37 Southey House Browning Estate SE17 1DE
 Flat 34 Southey House Browning Estate SE17 1DE
 Flat 35 Southey House Browning Estate SE17 1DE
 Flat 5 Southey House Browning Estate SE17 1DE
 Flat 6 Southey House Browning Estate SE17 1DE
 Flat 38 Southey House Browning Estate SE17 1DE
 Flat 4 Southey House Browning Estate SE17 1DE
 Flat 14 Shelley House Browning Estate SE17 1DF
 Flat 6 Shelley House Browning Estate SE17 1DF
 Flat 7 Shelley House Browning Estate SE17 1DF
 Flat 4 Shelley House Browning Estate SE17 1DF
 Flat 5 Shelley House Browning Estate SE17 1DF
 Flat 1 Coleridge House Browning Estate SE17 1DG
 Flat 10 Coleridge House Browning Estate SE17 1DG
 Flat 8 Shelley House Browning Estate SE17 1DF
 Flat 9 Shelley House Browning Estate SE17 1DF
 Flat 17 Shelley House Browning Estate SE17 1DF
 Flat 18 Shelley House Browning Estate SE17 1DF

Flat 12 Ben Ezra Court SE17 1EH
 199 Walworth Road London SE17 1RL
 4 Browning Street London SE17 1LN
 10 York Mansions Browning Street SE17 1LP
 244-248 Walworth Road London SE17 1JE
 209 Walworth Road London SE17 1RL
 247-249 Walworth Road London SE17 1RL
 187a Walworth Road London SE17 1RW
 185 Walworth Road London SE17 1RW
 239 Walworth Road London SE17 1RL
 191-193 Walworth Road London SE17 1RW
 2a Browning Street London SE17 1LN
 1a Browning Street London SE17 1LN
 187 Walworth Road London SE17 1RW
 2 Browning Street London SE17 1LN
 188 Walworth Road London SE17 1JJ
 221 Walworth Road London SE17 1RL
 201 Walworth Road London SE17 1RL
 230 Walworth Road London SE17 1JE
 216 Walworth Road London SE17 1JE
 250 Walworth Road London SE17 1JE
 205 Walworth Road London SE17 1RL
 233 Walworth Road London SE17 1RL
 Flat 25a Southey House Browning Estate SE17 1DE
 Flat 11a Gower House Browning Estate SE17 1DU
 Flat 13a Cowper House Browning Estate SE17 1DD

Flat 10a Southey House Browning Estate SE17 1DE
 196-202 Walworth Road London SE17 1JJ
 224-236 Walworth Road London SE17 1JE
 Flat 11a Coleridge House Browning Estate SE17 1DG
 182-184 Walworth Road London SE17 1JJ
 207 Walworth Road London SE17 1RL
 Flat 1 Ben Ezra Court SE17 1EH
 Flat 2 Ben Ezra Court SE17 1EH
 241 Walworth Road London SE17 1RL
 220-222 Walworth Road London SE17 1JE
 Flat 5 Ben Ezra Court SE17 1EH
 Flat 6 Ben Ezra Court SE17 1EH
 Flat 3 Ben Ezra Court SE17 1EH
 Flat 4 Ben Ezra Court SE17 1EH
 245 Walworth Road London SE17 1RL
 189 Walworth Road London SE17 1RW
 213 Walworth Road London SE17 1RL
 251 Walworth Road London SE17 1RL
 12 Colworth Grove London SE17 1LR
 192 Walworth Road London SE17 1JJ
 231 Walworth Road London SE17 1RL
 Flat 11 Manchester House SE17 2DW
 Flat 12 Manchester House SE17 2DW
 Flat 1 Manchester House SE17 2DW
 Flat 10 Manchester House SE17 2DW
 Flat 15 Manchester House SE17 2DW
 Flat 16 Manchester House SE17 2DW
 Flat 13 Manchester House SE17 2DW
 Flat 14 Manchester House SE17 2DW
 283 Walworth Road London SE17 2TG
 287 Walworth Road London SE17 2TG
 42 East Street London SE17 2DN
 262 Walworth Road London SE17 2TE
 1b East Street London SE17 2DJ
 1c East Street London SE17 2DJ
 81a East Street London SE17 2DH
 1a East Street London SE17 2DJ

Flat 17 Manchester House SE17 2DW
 Flat 4 Manchester House SE17 2DW
 Flat 5 Manchester House SE17 2DW
 Flat 25 Manchester House SE17 2DW

Flat 3 Manchester House SE17 2DW
 Flat 8 Manchester House SE17 2DW
 Flat 9 Manchester House SE17 2DW
 Flat 6 Manchester House SE17 2DW
 Flat 7 Manchester House SE17 2DW
 Flat 2 Manchester House SE17 2DW
 Flat 20 Manchester House SE17 2DW
 Flat 18 Manchester House SE17 2DW
 Flat 19 Manchester House SE17 2DW

Flat 15 Shelley House Browning Estate SE17 1DF
 Flat 16 Shelley House Browning Estate SE17 1DF
 Flat 20 Shelley House Browning Estate SE17 1DF
 Flat 3 Shelley House Browning Estate SE17 1DF
 Flat 19 Shelley House Browning Estate SE17 1DF
 Flat 2 Shelley House Browning Estate SE17 1DF
 1 York Mansions Browning Street SE17 1LP
 2 York Mansions Browning Street SE17 1LP
 1c Browning Street London SE17 1LN
 19a Browning Street London SE17 1LN
 5 York Mansions Browning Street SE17 1LP
 6 York Mansions Browning Street SE17 1LP
 3 York Mansions Browning Street SE17 1LP
 4 York Mansions Browning Street SE17 1LP
 Flat 7 Gower House Browning Estate SE17 1DU
 Flat 8 Gower House Browning Estate SE17 1DU
 Flat 5 Gower House Browning Estate SE17 1DU
 Flat 6 Gower House Browning Estate SE17 1DU
 First Floor Flat 238 Walworth Road SE17 1JE
 8 Laugan Walk London SE17 2EA
 5 Laugan Walk London SE17 2EA
 6 Laugan Walk London SE17 2EA
 Part Ground Floor 238 Walworth Road SE17 1JE
 First Floor Flat 241 Walworth Road SE17 1RL
 Rear Of 238 Walworth Road SE17 1JE
 Part Ground Floor And First Floor Rear Of 263-265 Walworth Road SE17 1RL
 Flat C 246 Walworth Road SE17 1JE
 234-236 Walworth Road London SE17 1JD
 Flat A 246 Walworth Road SE17 1JE
 Flat B 246 Walworth Road SE17 1JE
 129 Pilton Place London SE17 1DJ
 130 Pilton Place London SE17 1DJ
 259 Walworth Road London SE17 1RZ
 128 Pilton Place London SE17 1DJ
 Flat 4 Ground Floor Rear 257 Walworth Road SE17 1RL
 203 Walworth Road London SE17 1RL
 Flat A 257 Walworth Road SE17 1RL
 Flat B 257 Walworth Road SE17 1RL
 Flat A 240 Walworth Road SE17 1JE
 Flat B 240 Walworth Road SE17 1JE
 1a York Mansions Browning Street SE17 1LP
 131 Pilton Place London SE17 1DJ
 142 Pilton Place London SE17 1DJ
 143 Pilton Place London SE17 1DJ
 140 Pilton Place London SE17 1DJ
 141 Pilton Place London SE17 1DJ
 146 Pilton Place London SE17 1DJ
 147 Pilton Place London SE17 1DJ
 144 Pilton Place London SE17 1DJ
 145 Pilton Place London SE17 1DJ
 134 Pilton Place London SE17 1DJ
 135 Pilton Place London SE17 1DJ
 132 Pilton Place London SE17 1DJ
 133 Pilton Place London SE17 1DJ
 138 Pilton Place London SE17 1DJ
 139 Pilton Place London SE17 1DJ
 136 Pilton Place London SE17 1DJ
 137 Pilton Place London SE17 1DJ
 Flat 4 3 Browning Street SE17 1LN
 Flat 5 East Street SE17 2DJ
 Flat 2 3 Browning Street SE17 1LN
 Flat 3 3 Browning Street SE17 1LN
 Part Third Floor North And Part Fourth Floor North 224-236 Walworth Road SE17 1JE
 Flat 1 252 Walworth Road SE17 1JE
 260a Walworth Road London SE17 1JE
 Flat 9 Gower House Browning Estate SE17 1DU
 First Floor And Second Floor Flat 216 Walworth Road SE17 1JE
 7 York Mansions Browning Street SE17 1LP
 Flat 2 220-222 Walworth Road SE17 1JE
 1b Browning Street London SE17 1LN
 49b Browning Street London SE17 1LU
 Flat 1 220-222 Walworth Road SE17 1JE
 Flat 16a Tennyson House Browning Estate SE17 1DB
 Flat 40a Tennyson House Browning Estate SE17 1DB
 19b Browning Street London SE17 1LN
 York House Browning Street SE17 1LN

Flat 23 Manchester House SE17 2DW
 Flat 24 Manchester House SE17 2DW
 Flat 21 Manchester House SE17 2DW
 Flat 22 Manchester House SE17 2DW
 269-271 Walworth Road London SE17 1RL
 267 Walworth Road London SE17 1RL
 273 Walworth Road London SE17 1RL
 275 Walworth Road London SE17 1RL
 Flat 3 251-253 Walworth Road SE17 1RL
 248b Walworth Road London SE17 1JE
 Flat 1 251-253 Walworth Road SE17 1RL
 Flat 2 251-253 Walworth Road SE17 1RL
 223 Walworth Road London SE17 1RL
 229 Walworth Road London SE17 1RL
 215 Walworth Road London SE17 1RL
 219 Walworth Road London SE17 1RL
 255 Walworth Road London SE17 1RL
 235 Walworth Road London SE17 1RL
 243 Walworth Road London SE17 1RL
 217 Walworth Road London SE17 1RL
 2 East Street London SE17 2DN
 20 East Street London SE17 2DN
 14 East Street London SE17 2DN
 16 East Street London SE17 2DN
 36 East Street London SE17 2DN
 38 East Street London SE17 2DN
 28 East Street London SE17 2DN
 30 East Street London SE17 2DN
 3 East Street London SE17 2DJ
 35-37 East Street London SE17 2DJ
 81 East Street London SE17 2DH
 83 East Street London SE17 2DH
 67 East Street London SE17 2DJ
 7 East Street London SE17 2DJ
 5 East Street London SE17 2DJ
 65 East Street London SE17 2DJ
 242 Walworth Road London SE17 1JE
 2b Browning Street London SE17 1LN
 P148 East Street Market SE17 2DN
 Second Floor Flat 238 Walworth Road SE17 1JE
 259b Walworth Road London SE17 1RL
 31 King And Queen Street London SE17 1DQ
 11 Walworth Place London SE17 2TQ
 Robert Browning Primary School King And Queen Street SE17 1DQ
 The Gladstone 24-26 King And Queen Street SE17 1DQ
 259a Walworth Road London SE17 1RL
 248a Walworth Road London SE17 1JE
 Store Pilton Place SE17 1DL
 2d Browning Street London SE17 1LN
 243b Walworth Road London SE17 1RL
 41a Browning Street London SE17 1LU
 8 York Mansions Browning Street SE17 1LP
 9 York Mansions Browning Street SE17 1LP
 247a Walworth Road London SE17 1RL
 247b Walworth Road London SE17 1RL
 49a Browning Street London SE17 1LU
 243a Walworth Road London SE17 1RL
 Flat 6 Paxton House Browning Estate SE17 1DS
 Flat 7 Paxton House Browning Estate SE17 1DS
 Flat 4 Paxton House Browning Estate SE17 1DS
 Flat 5 Paxton House Browning Estate SE17 1DS
 Flat 1 Gower House Browning Estate SE17 1DU
 Flat 10 Gower House Browning Estate SE17 1DU
 Flat 8 Paxton House Browning Estate SE17 1DS
 Flat 9 Paxton House Browning Estate SE17 1DS
 Flat 21 Paxton House Browning Estate SE17 1DS
 Flat 22 Paxton House Browning Estate SE17 1DS
 Flat 2 Paxton House Browning Estate SE17 1DS
 Flat 20 Paxton House Browning Estate SE17 1DS
 Flat 25 Paxton House Browning Estate SE17 1DS
 Flat 3 Paxton House Browning Estate SE17 1DS
 Flat 23 Paxton House Browning Estate SE17 1DS
 Flat 24 Paxton House Browning Estate SE17 1DS
 Flat 11 Gower House Browning Estate SE17 1DU
 Flat 21 Gower House Browning Estate SE17 1DU
 Flat 22 Gower House Browning Estate SE17 1DU
 Flat 2 Gower House Browning Estate SE17 1DU
 Flat 20 Gower House Browning Estate SE17 1DU
 Flat 3 Gower House Browning Estate SE17 1DU
 Flat 2 252 Walworth Road SE17 1JE
 248c Walworth Road London SE17 1JE
 45 Browning Street London SE17 1LU
 Living Accommodation Good Intent Public House SE17 2DN
 Flat 1 3 Browning Street SE17 1LN
 Living Accommodation 24 King And Queen Street SE17 1DQ
 Living Accommodation 267 Walworth Road SE17 1RL
 29-33 East Street London SE17 2DJ
 Flat 6 Herbert Morrison House SE17 1LN
 Ground Floor 3 Amelia Street SE17 3PY
 Flat 4 Herbert Morrison House SE17 1LN
 Flat 5 Herbert Morrison House SE17 1LN
 Middle Unit First Floor SE17 3PY
 Right Hand Unit First Floor SE17 3PY
 First Floor 3-9 Amelia Street SE17 3PY
 5-9 Amelia Street London SE17 3PY
 Herbert Morrison House 195 Walworth Road SE17 1RW
 First Floor 186 Walworth Road SE17 1JJ
 Second Floor 186 Walworth Road SE17 1JJ
 Flat 2 Herbert Morrison House SE17 1LN
 Flat 3 Herbert Morrison House SE17 1LN
 Flat 1 Herbert Morrison House SE17 1LN

Re-consultation: 22/08/2014

APPENDIX 2**Consultation responses received****Internal services**

Environmental Protection Team
 Transport Planning
 Flooding and Drainage Team

Statutory and non-statutory organisations

Transport for London (referable & non-referable app notifications and pre-apps)
 Environment Agency
 Thames Water - Development Planning
 London Fire & Emergency Planning Authority

Neighbours and local groups

Walworth Society
 Elephant Amenity Network
 Southwark Arts Forum
 Volunteers and staff at Cooltan Arts
 Local Resident, Roffo Court Boundary Lane SE17 2FP
 Local Resident, Brandon Street SE17 1AA
 Local Resident, Market Place Blue Anchor Lane SE16 3UQ
 224-236 Walworth Road London SE17 1JE
 Local Residents, Sutherland Square SE17 3EQ x 3
 36 Dartford Street Walworth SE17 3UB

Internal servicesEnvironmental Protection Team (Support with comments)

Air quality – Proposed residential accommodation will be positioned near existing flues associated with establishments where food is cooked. Recommend condition requiring details of glazing treatment and ventilation to ensure good internal air quality to new residential units and internal noise.

Land Contamination – a detailed quantitative risk assessment is recommended to be submitted prior to any development alongside a remediation strategy.

Ventilation Statement – See comments on air quality.

Acoustic report – Conditions are recommended concerning plant noise, internal noise levels and transmission of noise from the proposed D1 use and proposed residential accommodation.

Construction management –An environmental management plan providing details of the demolition and construction phase of the development is recommended to ensure works would minimise impacts on nearby residents.

Transport planning (Support with comments)

The following concerns have been identified:

- The main access entrance to the site is very narrow and so there is a high potential

for conflict between pedestrians, cyclists and vehicles on this narrow entrance given the proposed intensity of development.

- There is a concern that vehicles entering the site will not be able to do so when another vehicle is leaving. This will result in vehicles reversing onto Walworth Road to allow a vehicle to exit, or, waiting on Walworth Road to allow a vehicle to leave. This is unacceptable and will significantly affect the safe operation of the street for other vehicles, cyclists and pedestrians and cause unnecessary delays to bus routes.
- The crossing of the pavement for access is considered a high risk for pedestrians and will create a detriment to pedestrian flows. This makes this development unacceptable.
- The Construction Management Plan (CMP) included with the application is too vague. It does not consider the safety implications of crossing the pavement, nor the likely impact on vehicles waiting to enter the site whilst another vehicle is exiting or on site, which will cause considerable impacts to the traffic and buses on Walworth Road. Further more it does not include an estimate of the number, size and timing of construction traffic.
- The CMP identifies the lay-by to the north of their entrance as a potential overspill area. This is not considered acceptable. The loading bay is in constant use by vehicles making deliveries to the shops. It would be a detriment to the area, increase congestion and will cause shops and business along that section of the street to encounter unacceptable impacts to their economic activity to use this lay-by for construction traffic.

Recommendations:

A traffic light management system has also been proposed to address the transport related concerns identified above. In the event of approval, these details should be secured by condition, approved and implemented prior to any works on site.

Car parking

- The application states the site will be car free and a legal agreement must be entered into before a decision is granted.

Servicing deliveries and refuse collection

- a full delivery and servicing plan is required

Flooding and Drainage Team (Support with comments)

The drainage strategy prepared by RPS submitted shows the existing and proposed drainage system on the site and I am satisfied that there is sufficient representation of both of these from the reporting, drawings and calculations.

In the event of approval, the developer would need to indicate what areas are anticipated to flood and to what extent. We would need to be satisfied that the design has taken account of the potential for this flooding and that the flood risk impacts are reduced to the development. This could be achieved by providing a relatively steep cross-fall on the roads away from the buildings to keep water away from the thresholds and potentially by increasing the diameter of the manholes in this section of the network. If this cannot be achieved, we would look for flood resilience measures to be provided to the ground floor of the building.

The proposed drainage strategy includes provisions for green roofs, permeable paving and water butts. All of these are SuDS systems that would be welcomed by the flood and drainage team.

Statutory and non-statutory organisations

Transport for London (Support with comments)

The site is located on Walworth Road, which forms part of the Strategic Road Network (SRN). While the borough is the highway authority for this road, TfL have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact upon the SRN.

This is a car-free scheme apart from the provision of four spaces for Blue Badge holders and is welcomed by TfL. The provision of Blue Badge parking should be secured by planning condition. TfL also requests that the applicant enters a legal agreement preventing residents from applying for local on-street parking permits.

72 cycle parking spaces will be provided for the student accommodation, 12 for the self-contained dwellings, 4 for the medical centre and 6 for visitors. This provision is considered to be in accordance with London Plan standards and cycle parking across the site should be secured by condition.

TfL also welcomes the provision of plans that set out construction logistics and the requirements for managing student arrivals and departures at the beginning and end of term. These plans should be finalised and approved by LB Southwark prior to works commencing on site and occupation of the premises respectively and should be secured by condition.

In accordance with London Plan policy 6.3, a full travel plan should be submitted for the student accommodation element of the scheme. This should be prepared in accordance with TfL's Travel Planning Guidance and should include objectives, targets for mode share and a package of measures that promote sustainable travel to and from the site. Information should also be provided on management, monitoring and finance. TfL requests that the travel plan is secured by appropriate legal agreement.

Subject to LB Southwark imposing the conditions and obligations requested above, TfL would not object to this application being approved

Environment Agency (Support with comments)

No objection to the planning application as submitted, subject to the conditions in respect of ground water and land contamination and details setting out flood mitigation and surface water management measures. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

Thames Water (Support with comments)

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Water Comments - on the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

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

London Fire and Emergency Planning Authority (Support with comments)

Thank you for your letter received by our office 15th May regarding ref; 14/AP/0833 - 237 Walworth Road SE17, I can confirm no further action is required by our office and we are happy for the works to go ahead as planned.

Neighbours and local groups

Walworth Society, Local Group (Comments)

These comments come from the Walworth Society. The Walworth Society has more than 400 members in the Walworth area and aims to be a voice for people in Walworth, to preserve and protect its architectural heritage and to protect and help improve its green and open spaces.

These planning applications were discussed at our meeting of Thursday 5th June which was attended by more than 30 local residents. Initially we would like to express our concern about the statement of community involvement (http://planningonline.southwark.gov.uk/DocsOnline/Documents/351588_1.pdf)

which states on page 9 that the Walworth Society was contacted by the applicants.

While we did come across the applicants when they attended an Elephant & Walworth Neighbourhood Forum meeting, we would suggest that Southwark Council is extremely cautious about claims concerning the degree of engagement which has occurred with local community groups and the degree to which the applicant's thinking has evolved based upon that engagement. At the meeting that they attended (to which they had not been invited or expressed a desire to attend in advance), no substantive engagement took place and there was no follow up as to how their thinking had evolved in any way. After that meeting I suggested to the applicants that they might like to engage with Walworth Society members either with information about the development or attend a meeting to outline their plans. We have received no response from them or any contact since that time.

This issue is important as significant engagement with local groups is claimed.

The principal issue which was raised at our 5th June meeting was the degree to which Cooltan Arts would be accommodated within the latest planning application. We understand that in the s106 agreement for the lapsed planning application, Cooltan Arts would be accommodated in any new development. We remain concerned that the agreement with the applicant which relates to the current applications does not meet the needs of Cooltan Arts sufficiently. We would underscore the importance of Cooltan Arts as a local charity and organisation and the significance of the work they do on behalf of the community in Walworth and more widely across Southwark.

We would request that any agreement with the applicant seeks to meet the needs of Cooltan Arts as has always been envisaged in the development of this site.

Re-consultation: The comments raised in the initial letter were re-iterated in response to re-consultation. The Walworth Society are concerned that the applicant has ignored the s106 protection that CoolTan have on the site and request that any redevelopment of the site takes account of the needs of CoolTan Arts as always had been envisaged.

Elephant Amenity Network (Objection)

I am objecting on behalf of the Elephant Amenity Network to the above planning application. CoolTan Arts is an important local mental health charity, based in the Walworth Rd. It does significant work on behalf of the community in Walworth and across Southwark. It is supported by Southwark Council and the South London and Maudsley College and the value of its work is widely recognised.

We understand that a Section 106 protection order was signed by all parties and obliged the developer of this site to provide for sale to CoolTan Arts of a ground floor 2,500 square metre office and studio space, with the understanding of a possible further 1,000 square metres, a garden, and 3 disabled parking places. We further understand that a reconsultation is occurring on this planning application and if so wish to comment on it.

This application appears to ignore the s106 protection that CoolTan have for the site. The new developers, Goldcrest met and spoke with CoolTan CEO Michelle Baharier, and are well aware of the Cooltan Arts agreement and its needs. Goldcrest bought the site knowing full well that CoolTan Arts has a Section 106 protection.

Currently CoolTan has a limited 3 year lease at 224-236 Walworth Road. The current premises are unsuitable as they are not on the ground floor and do not have their own entrance. It is imperative that CoolTan Arts is able to move back to home at 237 Walworth Rd, with the right to buy outright, with car parking and garden space as per the

s106 agreement.

We also note that the application entails the loss of employment land (Planning Statement 6.4-6.12). The applicant believes this to be justified on various grounds; notwithstanding the merit of these arguments we believe the provision of premises for CoolTan Arts would mitigate any loss of employment land and therefore should be given due consideration.

We therefore request that any approved planning application meets the needs of CoolTan Arts, as has always been envisaged in the development of this site.

We also object that the application does not comply with Policy SP6 of Southwark's Core Strategy, which requires that 35% by habitable room be affordable housing. This is acknowledged by the applicant in their Planning Statement (para 6.35) which gives a figure of 26.4% affordable housing. We note that a later document (Affordable Units Room Schedule PO8 21 May 2014) appears to reduce the number of affordable housing units from 9 in the Planning Statement (para 6.32) to six units and would be grateful if you would confirm whether or not the number of habitable rooms would remain at 26.4%.

We note that the applicant says that the level of affordable housing will be justified by a 'viability assessment'. We would therefore be grateful if that could be forwarded to us. We would also be grateful if you could say how this will be evaluated by Southwark Council.

Southwark Arts Forum (Comment)

I am writing regarding an obligation in the section 106 agreement which accompanied a planning application for land at 237 Walworth Road. Planning permission was granted in January 2008 – application reference number 07-AP-2320 – and the section 106 agreement was signed.

Section 6.1 of the agreement states the obligation of the developer to CoolTan Arts:

'...The Developer covenants with the Council that within two months of the date of this Agreement it shall serve notice in writing on CoolTan Arts offering to enter into negotiations with CoolTan Arts for the letting of not less than 203 square metres of floor space ('the Floor Space') within the Development...'

The CEO of CoolTan Arts, Michelle Baharier, has had unsatisfactory communication with the Developer, who has offered a sum of money in order that CoolTan Arts not enforce the obligation. This offer was declined.

We ask that the planning application be monitored in order that a breach does not occur and that a purpose-built space be provided for CoolTan Arts, in accordance with the section 106 agreement.

Southwark Arts Forum is a leading cultural agency for the borough and Cooltan is one of our members.

Local volunteer (Staff) , Cooltan Arts (Objection) x 7

I am a participant at CoolTan Arts, a mental health charity in the Walworth Road, which has helped me to stay well and manage my mental health. I am driven to write this letter because CoolTan Arts was given a protected section 106 on its old site on Walworth Road SE171RL. The site was going to provide CA with a ground floor 2000 square meters and the possibility of another 1000, plus a garden and disabled parking. I am

concerned that the new developer has not included CoolTan into its plans and I object to this.

CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually in an area with one of the highest levels on mental ill health in Europe.

We want this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision.

CoolTan provides training and experience for volunteers and participants to help them get back into work.

We object to this planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs

All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs.

- Community facility and health provision should be an integral part of master plans and larger developments.

There is an enormous need in Southwark for mental health services and CoolTan Arts helps to relieve that pressure on already-stretched services.

If this application is to be decided by councilors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Volunteer Coordinator, Cooltan arts (Objection) x 10

As a staff member at CoolTan Arts (CA), arts and mental health charity in the Walworth Road, I am compelled to write this letter. In January 2007 a written and signed section 106 protection was attached to an original Southwark Planning Department application submitted by Walworth Road, LTD for 237 Walworth Road, SE17 1RL (Ref #: 07/AP/2320). The Section 106 protection order was signed by all parties and obligated the developer to provide for sale to CoolTan Arts a ground floor 2000 square meter office and studio space with the understanding of a possible further 1000 square meters, a garden with 3 disabled parking places.

Seven years later in March/April 2014 Goldcrest, the new developers, put in an application under cover of two separate, but similar Southwark Planning applications. They are well aware of CoolTan Arts agreement and needs as Michelle Baharier CEO, has met and spoken to them. They bought the site knowing full well that CoolTan Arts has a Section 106 protection, which they seem to be ignoring.

I am concerned that the new developer has not included CoolTan Arts into its plans, and outright object to this. CoolTan Arts was originally located at 237 Walworth Road, which is the primary reason for the original Section 106 agreement was made. CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually, and provides training and experience for people with mental distress, volunteers and participants to help them get back into work.

Currently CoolTan Arts has a limited 3 year lease across the road from the site at 224-236 Walworth Road. It is unsuitable as it is not on the ground floor and we do not have our own entrance. It is imperative we move back to our 'spiritual home' at 237 Walworth Rd, with our right to buy outright, with car parking and garden space in our 'spiritual' home.

I respectfully demand this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision in this area of Walworth Road. I object to this woeful planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs
"All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs".
- *"Community facility and health provision should be an integral part of master plans and larger developments."*

Southwark has the largest mental health population in Western Europe and the greatest need for excellent services. CoolTan Arts helps to relieve that pressure on already-stretched services costs.

Furthermore, this application for 68 student units is in an area where we have high student accommodation already owned by Goldcrest, where his B1 units in fact remain empty. A former factory the site at 237 is an industrial site that was a place for employment and work. With massive redevelopment of housing units, it is an unsuitable space for accommodation due to having only a one way entrance meaning people could be at risk of death if a fire or ambulance service were ever needed.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Local resident, Dartford Street, Walworth, London, SE17 3UB (Objection)

It would seem the rights and interests of CoolTan Arts are being disregarded? Please ensure that they are NOT!

Local resident, Sutherland Square, SE17 3EQ (Objection)

I would like to press for CoolTan Art's being allowed to move back to 237 Walworth Road as previously agreed. Their present premises are inadequate.

Local resident, Sutherland Square, SE17 3EQ (Objection)

See comments under Elephant Amenity Group.

Local resident, Roffo Court, Boundary Lane, London. SE17 2FP, (Objection)

One of Walworth's most important local charities, CoolTan Arts's work has a significant positive impact on the local community and Southwark as a whole.

It is my understanding that a Section 106 protection order was signed by all the parties involved, and this order obliged the developer to provide for sale to CoolTan Arts a ground floor 2,500 square meter office and studio space. There was a further understanding of a potential 1,000 square meters, a garden and 3 disabled parking spaces. I have heard that there is a pre-consultation on this planning application and I would like to make a comment.

Goldcrest, the new developers, have submitted an application that doesn't recognize CoolTan Art's s106 protection on the site. Michelle Baharier, CoolTan Arts's CEO, has met with Goldcrest, so they can't claim they were unaware of CoolTan's position when they bought the property.

While CoolTan currently have a limited 3 year lease nearby, the premises are far from

suitable for their needs: which include a ground floor location and separate entrance, neither of which are present in their current site.

As a result, it is vital that they be permitted to return to 237 Walworth Road and have the right to buy the office space, including parking and garden space in accordance with the s106 agreement.

I thus request that any agreement with the applicant should meet the needs of CoolTan Arts, which has always been envisaged in the development of the site.

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Goldcrest	Reg. Number	14/AP/0833
Application Type	Full Planning Permission	Case Number	TP/1065-237
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works

At: 237 WALWORTH ROAD, LONDON SE17 1RL

In accordance with application received on 18/03/2014 08:04:55

and Applicant's Drawing Nos. Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Drawing No. 1357/18, 1357/18A, 1357/18 B and BA17210713_01 Rev B.

Planning Statement, Design and Access Statement, Surface Water Drainage Strategy Rev A (dated 30th May 2014) prepared by RPS, Air Quality Assessment prepared by RPS, A Historic Environment Archeological Appraisal prepared by RPS, Phase 1 Habitat Report prepared by RPS, Construction Management Plan dated March 2014), Student Accommodation Needs Assessment Report prepared by Knight Frank, Student Accommodation Management Plan prepared by Knight Frank, Statement of Community Involvement Report prepared by Your Shout, Waste Management Strategy (August 2014) prepared by Cottee Transport Planning, Daylight and Sunlight Report prepared by GVA Schatunoski Brooks dated July 2014 and February 2014, Flood Risk Assessment prepared by RPS, Additional Phase2 Environmental and Geotechnical Site Investigation Report prepared by RPS, Energy Statement prepared by ICENI Projects, Noise Assessment prepared by MoirHands, Arboricultural Report prepared by Tim Moya Associates, Transport Assessment (August 2014) prepared by Cottee Transport Planning, Sustainability Statement prepared by by ICENI Projects, Marketing Report prepared by Field & Sons dated 14th March 2014. Lanscape Planning Report (August 2014) Prepared by SPACE HUB.

Letter from applicant dated 20th August 2014

Subject to the following thirty-four conditions:

Time limit for implementing this permission and the approved plans

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 No impact piling shall take place until a piling method statement (detailing the 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 damage to subsurface sewerage 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 4 No development shall take place, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Plan shall include:

-A commitment to implement Southwark's Environmental Code of Construction and GLA Best Practice Guidance; -details on routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure, cycle awareness training for drivers and any temporary traffic measures which might be required during the course of construction.

-a detailed specification of construction works (including foundation piling) for each phase of development including consideration of environmental impacts and remedial measures;

-a scheme for recycling / disposing of waste resulting from demolition and construction work;
 -details of the parking of vehicles of site operatives and visitors;
 -details of loading and unloading of plant and materials and the storage of plant and materials used in constructing the development;
 -details of the any maintenance of security hoarding that may be erected including decorative displays and and arrangements for publicity and promotion during the scheme construction;
 -measures to control the emission of dust and dirt during construction and details of acoustic screening and sound insulation measures ; and
 -where appropriate wheel washing facilities.

Reason:

In the interests of residential amenity to ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity of the Southwark Plan (2007)', and the National Planning Policy Framework 2012.

- 5 a) Prior to the commencement of any development, a Stage 2 Detailed Quantitative Risk Assessment based on the Phase 1 findings and Stage 2 investigation reports prepared by RPS shall be completed and submitted to the Local Planning Authority for approval in writing prior to the commencement of any work or remediation.
 b) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall not commence until an Arboricultural Method Statement has been submitted and approved in writing by the Local Planning Authority for T1, T2, and T3 as identified in the

Arboricultural Report prepared by Tim Moya Associates (February 2014). The Arboricultural Method Statement shall provide details of a scheme for arboricultural supervision whenever construction and development activity is to take place within or within or adjacent to any root protection area in accordance with BS: 5837 (2012) Trees in relation to design, demolition and construction sections 6.1, 6.3 and 8.8.4.1 All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 8 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 9 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 10 Before any work hereby authorised begins, the applicant shall submit details of the Traffic Management System (including specification, location, position of traffic lights and any associated signage) to be 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 that access to site is safe and convenient for vehicles, cyclists and pedestrians in accordance with saved policy 5.2 and 5.3 of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 11 1m x 1m sample panels of all proposed external facing materials and glazing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 12 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme, including the provision for the proposed green walls (including maintenance and specification) and shrubs showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

So that the Council may be satisfied with the details of the landscaping in the interest of improving the environment at the application site and achieving a high standard of development in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 13 Details of the facilities to be provided for the secure storage of cycles, shall be submitted to (2 copies) and approved in writing by the local planning authority before above grade works commence and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 - Walking and Cycling of The Southwark Plan (UDP) July 2007, SP2 - Sustainable Transport of the Core Strategy 2011, Policy 6.9 - Cycling of The London Plan 2011 and Section 4 - Promoting Sustainable Transport of The National Planning Policy Framework 2012.

- 14 Prior to any above grade works, details of a scheme of mechanical ventilation for both the residential and student component of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced.

Reason

In order to ensure that internal air quality is adequate for future occupiers and is protected from environmental noise and pollution and will not detract from the appearance of the proposed buildings in the interest of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

To ensure that the proposed CHP plant will perform efficiently and that future occupiers are protected from environmental noise and in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 15 Before any above grade work hereby authorised begins, full details of the 39 new trees to be planted shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Switham Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 16 Before any above grade works begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. As the buildings have been demolished the written scheme of investigation will need to include an examination of all archive material held by the developer, a survey of any fabric/ boundary walls surviving on site and an examination of suitable archive repositories to obtain information.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Switham Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 17 The student and residential accommodation hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB LAeq, T **

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

** - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Switham Plan (2007), and the National Planning Policy Framework 2012.

- 18 Prior to the occupation of the student housing or residential accommodation, details of the means of preventing occupiers (other than those with disabilities) from bringing cars to the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the student housing element would remain 'car-free' as detailed in the application, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 19 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment for external areas within the development shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 20 A Post Construction Review Certificate (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, before the first occupation of the student accommodation confirming that an 'Excellent' BREEAM standard has been met for the student accommodation hereby permitted.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 21 Prior to occupation of the student accommodation, details of a strategy for the management of the move-in and move-out of student occupiers of the development detailing how disruption to the highway network and disturbance to neighbouring occupiers would be minimised shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the servicing of the development would not result in any adverse highway effects or undue disturbance to neighbouring occupiers, in accordance with The National Planning Policy Framework 2012, Strategic Policies 2 'Sustainable Transport' and 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of amenity' and 5.2 'Transport Impacts' of the Southwark Plan 2007.

- 22 Prior to the occupation of any part of the scheme hereby approved a Travel Plan which shall include objectives, targets (including the base modal share), measures to achieve those targets and program of monitoring shall be submitted and approved in writing by the Local Planning Authority.

Reason:

To safeguard residential and transport amenity in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts', 5.3 'Walking and cycling of the Southwark Plan 2007 and the Sustainable Transport SPD 2010.

- 23 A Post Construction Review Certificate (or other verification process agreed with the local planning authority in writing) shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the residential (Class C3) component of the development hereby permitted confirming that a Code for Sustainable Homes rating of 4 (or agreed equivalent) has been met for the residential accommodation.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 24 Before the first occupation of the development hereby permitted a Service Management Plan, detailing how all elements of the site are to be serviced (including the arrangements for waste collection and pick up and restrictions to servicing), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

In order that the Council may be satisfied that arrangements for servicing of the building would not adversely impact upon the highway and ensure that the collection and storage of refuse will be practical, accessible and to protect residential amenity including minimising noise impacts in accordance with saved policies 3.2 Protection of amenity, 3.7 Waste reduction and 5.2 Transport Impacts of the Southwark Plan (2007), Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.

- 25 Prior to the occupation of the development hereby approved, details of the method of screening and obscure glazing between dwelling units shall be submitted for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to protect the privacy of future occupiers of the residential dwellings and student rooms in accordance

with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 26 Prior to occupation of any part of the development a verification report demonstrating completion of the works set out in the approved Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The report shall include results of sampling and monitoring carried out in accordance with the approved Remediation Strategy to demonstrate that the site remediation criteria have been met.

Reason

Should remediation be necessary, it needs to be demonstrated that any remedial measures have been undertaken as approved and the environmental risks have been satisfactorily managed so that the site is deemed suitable for its intended use, in accordance with saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007, and Strategic Policy 13' High environmental standards' of the Core Strategy 2011.

- 27 Before the first occupation of any dwelling full information regarding the proposed CHP / Boiler Plant, including a detailed specification, a Management Plan, details of its location, operation, maintenance, long term fuel supply, height of flue, and appropriate methodology for assessing the dispersion of emissions of noise and fume and proposed emission and noise mitigation equipment (which employs the best practicable options to mitigate and minimise emissions of NOx/kWh, particulate matter and noise) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The CHP / Boiler Plant shall be operated and maintained in accordance with the approved Management Plan for the time the development remains in existence.

Reason

To ensure the development minimises its impact on air quality and that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of nuisance in accordance with Strategic Policy 13 - High environmental standards and saved Policies 3.4 Energy efficiency, 3.6 Air quality and 3.2 Protection of amenity of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 28 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

To ensure that occupiers of the development and nearby residential dwellings do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 29 No pipes, flues, vents or ductwork shall be fixed on the external faces of the existing and proposed building unless approved by this Local Planning Authority in writing.

Reason:

In order to ensure that the materials and details are in the interest of the visual appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.12 - Quality of design of The Southwark Plan 2007.

- 30 The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the student accommodation and residential dwellings before they are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the council as Local Planning Authority.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored on the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan (2007).

- 31 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit in the controlled parking zone in Southwark in

which the application site is situated.

Reason:

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policy 5.2 Transport Impacts of the Southwark Plan (2007).

- 32 The space shown as a communal study room on the upper ground floor of drawing number 5353 P09/03 hereby approved shall be used as ancillary education space and shall not be used as communal living space or subdivided to provide further student living space unless otherwise agreed by the Local Planning Authority in writing.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case which were material considerations in determining the application. This is in accordance with the National Planning Policy Framework (2012) and the Southwark Core Strategy 2011.

- 33 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.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 34 The Combined Heat and Power plant, Photo-voltaic panels and Air Source Heat Pump as identified in the energy report (prepared by iceni projects dated February 2014) to achieve a carbon saving of no less than 40% relative to the Building Regulations 2010 shall be provided in the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to ensure a reduction in carbon emissions in the interests of sustainable development and in accordance saved policy 3.4 Energy efficiency of the Southwark Plan (2007) and Strategic policy 13 High Environmental Standards of the Core Strategy (2011)

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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Informative

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

Item No. 7.3	Classification: Open	Date: 4 November 2014	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/1302 for: Full Planning Permission Address: FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET AND 21-27 ST THOMAS STREET, LONDON SE1 Proposal: Demolition of existing buildings and erection of part 26 and part 16 storeys to provide 148 apartments (118 Use Class C3 and 30 flexible use C1/C3), with 1,800sqm (gross) of flexible retail space (Classes A1, A2, A3 and A4) at St Thomas Street and London Bridge Street (Concourse) levels, service area, three levels of basement including car parking (28 spaces) and associated hard and soft landscaping, amenity spaces and alterations to existing highways adjoining.		
Ward(s) or groups affected:	Grange		
From:	Head of Development Management		
Application Start Date 29/04/2014		Application Expiry Date: 29/07/2014	
Earliest Decision Date 21/06/2014		PPA Target Decision Date: 23/12/2014	

RECOMMENDATION

- 1 That members grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 23rd December 2014. This application is referable to the Mayor.
- 2 In the event that the requirements of paragraph 1 are not met by 23rd December 2014, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 173 .

BACKGROUND INFORMATION

Site location and description

- 3 The development site is bound by St. Thomas Street to the south, London Bridge Street to the north, and Joiner Street to the east. The combined site of Fielden House and 21-27 St. Thomas' St is approximately 0.31 hectares in size and consists of a four storey 1970s building at 28-42 London Bridge Street known as Fielden House and a four storey 1980s building at 21-27 St. Thomas Street. The site also includes the existing service yard area located between the two buildings which is accessed from Joiner Street.
- 4 Existing uses on the site comprise circa 642 sqm of retail (Classes A1 to A4) floorspace and 3,547 sqm of office (Class B1) accommodation, of which 453 sqm of office space (within the St. Thomas Street building) is vacant. There is a level difference of approximately 7m between the two site frontages with St. Thomas Street frontage being level with Joiner Street while London Bridge Street is elevated at the level of the London Bridge Station concourse.

- 5 Between the two buildings there is car parking for 15 vehicles, accessed via Joiner Street. As Joiner Street is largely pedestrian and leads to the Underground station, the vehicle access is protected by a barrier, located at the entrance to the street.
- 6 Two rights of way exist on the site – London Underground have 24hr access to the Jubilee Line transformer rooms located in brick arches under London Bridge Street. London Bridge Hotel has a vehicular access to the courtyard behind the hotel.
- 7 To the east of the site is the 310m high landmark building ‘The Shard’ and beyond it London Bridge Station which is currently being re-modelled as part of the strategic upgrade of the station complex. To the west, on the upper level of London Bridge Street, is the recently completed office development, ‘The Place’. Guy’s Hospital lies to the south on St. Thomas Street.
- 8 The site is located within the Borough High Street Conservation Area and there are a number of listed buildings within close proximity including:
 - Guys Hospital (main building) – Grade II*
 - Guys Hospital railings – Grade II
 - Statue of Thomas Guy (within hospital courtyard) – Grade II
 - Nos. 4-8 and 12-16 and Nos. 9a (St. Thomas Church), 9, 11, 13, 15, and 19A St Thomas Street – Grade II and Grade II*

Details of proposal

- 9 It is proposed to demolish the existing buildings and redevelop the site to provide a mixed use development with circa. 1,300 sq m of flexible retail space (Classes A1 to A4), 148 residential units (Class C3), new access, car parking, public realm and landscape improvements.
- 10 The proposed development would comprise two linked predominately residential towers, of 16 and 26 storeys, with the flexible retail uses located at street and station concourse levels (i.e. up to Level 4 of the building) with 148 residential units accommodated from Level 5 upwards. Communal amenity space for future residents would be provided at various levels within the development with the majority of units provided with private amenity space in the form of winter gardens.
- 11 The proposal involves opening up of the links, both visual and physical, between the station Concourse level at London Bridge Street and the St Thomas Street level some 7m lower, with Guy’s Hospital to the south, and the creation of new areas of public realm at both levels.
- 12 The proposed development removes this visual and physical barrier, providing an extensive extension to public space at concourse level, with new steps down to St Thomas Street adjoining the London Bridge Hotel. At St Thomas Street level, the existing narrow pavement is widened considerably, with the entrance to Joiner Street also set back to mirror the east side of the street.
- 13 The proposed mix of residential units comprises 56 x one bed, 73 x two bed, 16 x three bed and 3 x four bed units.
- 14 The two retail units proposed at concourse level are located to the north and south of the core.
- 15 The tower to the south facing St. Thomas Street would be 16 storeys (63.1 m AOD) high with the taller 26 storey tower (100.5 m AOD to top of roof plant) fronting London

Bridge Street. New areas of landscaped public realm would be created at street and concourse levels in addition to a new public stair.

- 16 Above this, level 4 is a transfer slab containing residents' amenities and plant, with the residential apartments commencing on level 5. As such the bulk of the building begins at level 4. The southern part of the building comprises 11 floors of apartments, with a communal roof garden at level 16. The northern part of the building rises to level 26, with a roof garden above, which serves the uppermost unit.
- 17 Amended plans were received which increased the height of the building by 1m, and also made amendments to the proposed materials, the treatment of the roof level and the addition of a roof top garden at level 27 which is to serve the top level apartment.
- 18 In terms of materials, it is proposed to clad the building in a masonry face - either in natural or reconstituted stone - set behind the outer glass skin with exposed steel columns at the base of the building.
- 19 Vehicular access would be from St. Thomas Street leading to a loading bay and car lift down to three basement levels which contain car and cycle parking in the form of stacked systems, refuse storage, and plant.
- 20 At St Thomas Street level, the development has its main access to the apartments, together with a large unit for retail/restaurant use occupying the corner with Joiner Street. The building line has however been set back further from the street to increase the width of the footway, whilst the entrance into Joiner Street has been widened. On the western boundary, a new vehicular access is proposed, for servicing and parking, and this accommodates service access to the London Bridge Hotel and for LUL, replacing the present access via Joiner Street and the yard between the existing buildings. Below this level, there are three basement levels for parking, refuse and recycling, plant and the diverted LUL vent from the Jubilee line.
- 21 At concourse level, all of the open area has been allocated as a public realm area with the built form comprising of the core, with an entrance to the retail/restaurant unit and associated outdoor customer seating above, in the form of a raised terrace, fronting onto London Bridge Street, and a small retail unit.
- 22 At St. Thomas Street level the pavement will be widened by approximately 6m. The proposal involves the enlarging of the entrance to Joiner Street by 8m and to provide a new public stair. This stair is tapered in plan and is 2.8m wide at concourse level and 5m wide on St. Thomas Street. The materials proposed are welded steel plates with stone treads.
- 23 Amended plans were submitted during the course of the application which sought to improve the quality of the public realm. This included increasing the clearance under the building by raising the height of the building by 1m, reducing the floor area of the retail units and core width, to improve pedestrian circulation and introducing a more obvious public/private space division. The open space will have external seating which will be limited to only permanent public seating which is located to the east, south and west of the main building.
- 24 The proposal includes the flexible use of up to 30 units (20%) within the scheme as either full residential or serviced apartments. Flexible consent is sought to allow a change of use between the authorised uses for up to ten years from the date of consent under the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 3, Class E to meet marketing requirements in this location.

- 25 In relation to affordable housing, the current proposal is to provide 35% off-site affordable housing (equating to 188 habitable rooms) on one of 17 potential off-site locations, with the Wood Dene Site in SE15 considered the most likely location. A fallback commuted sum figure of £18.8m is proposed should the off-site housing not be delivered within the appropriate timeframe. The mechanisms of this approach will be set out within the S106 agreement.

Planning history

- 26 None relevant.

Planning history of adjoining sites

London Bridge Station

- 27 Application Reference 11-AP-1987 - Permission granted on 29 March 2012 for: Demolition of listed train shed, part of St. Thomas Street wall, 64-84 Tooley Street, and arches together with closure of Weston Street and Stainer Street in order to provide a new station layout including: construction of a new street station level, new replacement facades on Tooley Street and St. Thomas Street, new roof canopies, landscaping and other works associated with the station. Land use is to comprise station concourse, station ancillary space, operational car park, station loading bay, Class A retail uses, and leisure (Class D1 and D2 and sui generis uses). The permission has been implemented and the works are well underway.

New London Bridge House (now known as The Place/News Building), 25 London Bridge Street

- 28 Application Reference 10-AP-3515 - Permission granted on 28 February 2011 for: Amendments during construction to planning permission granted on 31 August 2010 (reference 10-AP-3515) for demolition of existing buildings and construction of a mixed use building of about 58,800 sqm (GEA) on basement, lower ground, ground and 18 upper floors to provide about 41,000 sqm net offices (B1), 1,300 sqm (net) retail and food and drink uses (A1, A3, A4 and A5) and pedestrian concourse at station level and new pedestrian concourse and entrance to London Bridge underground station at Joiner Street level (currently under construction). Amendments include: removal of lower floor basement, relocation of central plant, re-stacking of floors, re-orientation of underground ventilation shaft and minor modifications to connections with underground station and relocation of solar panels from the south facade of the roof, minor increase in height from 76.62m to 78.20m. The development is complete.

The Shard, 31 St. Thomas Street / 32 London Bridge Street

- 29 Application Reference 11-AP-3258 - Permission granted on 21 November 2011 for: Amendments during construction to planning permission granted on 18 November 2003 (reference 01-AP-0476) for demolition of the existing Southwark Towers and construction of a mixed use building totalling 124,242 sqm gross, comprising offices (Class B1), hotel (Class C1), fourteen apartments (Class C3), retail and restaurant uses (Class A1/A3), health and fitness club and associated servicing and car parking (currently under construction). Amendments include: reconfiguration of floor layouts, remodelling of ground floor elevations, new escalator exit to station concourse, revised layout to retail space and minor facade alterations. The development is complete.
- 30 Application Reference 13-AP-3322 - Permission granted on 13 February 2014 for Change of use of the fourth, fifth, and sixth floors from B1 offices to flexible use D1 (non-residential institutions) / C2 (health care facility) / B1 (offices) as well as the

provision of a new entrance and lifts on St. Thomas Street to provide access to these floors.

- 31 Application Reference 14-AP-0308 – Permission granted on 17 June 2014 for: Change of use of part of the seventeenth floor to dual use D1 (education) / B1 offices (1,129 sqm).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 32 The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use and conformity with strategic policies
 - Environmental impact assessment
 - Density
 - Dwelling mix
 - Affordable housing
 - Quality of residential accommodation
 - Impact on the amenities of occupiers of adjoining properties as well as future occupiers of the proposed development
 - Design issues, including height, impact on townscape views and heritage assets
 - Landscaping
 - Transport and highway issues
 - Sustainable development implications
 - Planning obligations (S.106 undertaking or agreement)
 - Flood Risk
 - Noise and Air Quality

Planning policy

- 33 The development site is within the Central Activities Zone (CAZ), Bankside, Borough and London Bridge Opportunity Area (BBLB OA), Bankside, Borough and London Bridge Strategic Cultural Area, London Bridge District Town Centre, Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ), and an Air Quality Management Area (AQMA).
- 34 The site has a Public Transport Accessibility Level (PTAL) of 6b which indicates excellent access to public transport and is within Flood Zone 3 (as identified by the Environment Agency flood map) which indicates a high probability of flooding.

Core Strategy 2011

- 35 Strategic Policy 1 – Sustainable development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 3 – Shopping, leisure and entertainment
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 10 – Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards
 Strategic Policy 14 – Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 36 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 37 Policy 1.1 Access to employment opportunities
 Policy 1.7 Development within town and local centres
 Policy 3.1 Environmental effects
 Policy 3.2 Protection of amenity
 Policy 3.3 Sustainability assessment
 Policy 3.4 Energy efficiency
 Policy 3.6 Air quality
 Policy 3.7 Waste reduction
 Policy 3.9 Water
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.14 Designing out crime
 Policy 3.15 Conservation of the historic environment
 Policy 3.16 Conservation areas
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.20 Tall buildings
 Policy 3.22 Important local views
 Policy 3.28 Biodiversity
 Policy 4.1 Density of residential development
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of dwellings
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled people and the mobility impaired

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 38 Policy 2.10 Central Activities Zone – Strategic Priorities
 Policy 2.11 Central Activities Zone – Strategic Functions
 Policy 2.13 Opportunity Areas and Intensification Areas
 Policy 2.15 Town Centres
 Policy 3.1 Ensuring Equal Life Chances For All
 Policy 3.3 Increasing Housing Supply
 Policy 3.4 Optimising Housing Potential
 Policy 3.5 Quality and Design of Housing Developments
 Policy 3.6 Children and Young People's Play and Informal Recreation Facilities
 Policy 3.8 Housing Choice
 Policy 3.9 Mixed and Balanced Communities
 Policy 4.12 Improving Opportunities for All
 Policy 5.1 Climate Change Mitigation
 Policy 5.2 Minimising Carbon Dioxide Emissions
 Policy 5.3 Sustainable Design and Construction
 Policy 5.7 Renewable Energy
 Policy 5.9 Overheating and Cooling

Policy 5.10 Urban Greening
 Policy 5.11 Green Roofs and Development Site Environs
 Policy 5.13 Sustainable Drainage
 Policy 5.14 Water Quality and Wastewater Infrastructure
 Policy 5.15 Water Use and Supplies
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Building London's Neighbourhoods and Communities
 Policy 7.2 An Inclusive Environment
 Policy 7.3 Designing out Crime
 Policy 7.4 Local Character
 Policy 7.5 Public Realm
 Policy 7.6 Architecture
 Policy 7.7 Location and Design of Tall Buildings
 Policy 7.8 Heritage Assets and Archaeology
 Policy 7.14 Improving Air Quality
 Policy 7.19 Biodiversity and Access to Nature
 Policy 7.21 Trees and Woodland

National Planning Policy Framework (NPPF)

- 39 Section 1 'Building a strong, competitive economy,
 Section 2 'Ensuring the vitality of town centres'
 Section 4 'Promoting sustainable transport'
 Section 6 'Delivering a wide choice of high quality homes'
 Section 7 'Requiring good design'
 Section 10 'Meeting the challenge of climate change, flooding and coastal change'
 Section 12 'Conserving and enhancing the historic environment'

Relevant SPD's/SPG's

- 40 Section 106 Planning Obligations SPD July 2007
 Design and Access Statements SPD September 2007
 Sustainable Transport Planning SPD September 2008
 Residential Design Standards SPD October 2011
 Affordable Housing SPD September 2008
 Draft Affordable Housing SPD June 2011
 Sustainable Design and Construction SPD February 2009
 Sustainability Assessment SPD February 2009
 Draft Bankside, Borough and London Bridge SPD February 2010
 London View Management Framework 2012 (SPG to the London Plan)
 Housing SPG 2012 (SPG to the London Plan)
 Providing for Children and Young People's Play and Informal Recreation 2008 (SPG to the London Plan)
 Town Centres SPG 2014 (SPG to the London Plan)

Principle of development

- 41 The proposal results in the loss of the existing 3,500 sq. m. of the office space within the existing buildings and its replacement with 148 residential units and 1,800 square m of retail floorspace (an uplift of 550 sq. m of retail floorspace over the existing 1250 sq. m. of the existing retail space).
- 42 The site is located within the Central Activities Zone (CAZ) and the London Bridge, Borough and Bankside Opportunity Area. London Plan Policies 2.10 and 2.11 support high quality mixed used developments that complement the strategic functions of the

CAS and its unique quarters. London Plan Policy 2.13 and Table A1.1 indicate that the opportunity area has the capacity for a minimum number of 1,900 new homes and 25,000 new jobs, and specifically refers to the intensification potential around London Bridge Station and its environs to coincide with the improvements to the public transport and interchange facilities.

- 43 London Plan policy 4.2 encourages local authorities through their local plans to enhance the offer of London's office locations and to focus new capacity where there is strategic as well as local evidence of demand.
- 44 Strategic Policy 3 of the Core Strategy (2011) seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population. Within the London Bridge Town Centre, the policy supports the provision of new shopping space in Bankside, Borough and London Bridge.
- 45 Strategic Policy 10 seeks to increase the number of jobs in Southwark and create an environment in which businesses can thrive. The policy seeks to protection of existing business space and supports the provision of around 400,000 sqm – 500,000 sqm of additional business floorspace over the plan period in the Bankside, Borough and London Bridge opportunity area, to help meet central London's need for office space.
- 46 The site should not be considered in isolation. It is part of a wider redevelopment focused around London Bridge station, including the new developments of The Shard and The Place (The News Building). Approximately 80,000 sq. m. of new office floorspace has been provided at The Shard and The Place but only a very limited amount of residential use. The residential use as provided in this development will meet the strategic objective of creating a mixed use area.
- 47 The proposed change of use would result in the loss of office floor space (Use Class B1) outside the preferred office and industrial location and as such Saved Policy 1.4 of the Southwark Plan (2007) is applicable in this instance.
- 48 This policy states "Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made where:
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 month, have been unsuccessful; or*
- b) The site or buildings would be unsuitable for re-use or redevelopment for B class use or mixed uses including B class use, having regard to physical or environmental constraints; or*
- c) The site is located in a town or local centre, in which case in accordance with policy 1.7, suitable A class or other town centre uses will be permitted in place of B class uses.*
- 49 The applicants have not marketed the premises for B class use, and as such criteria (a) is not applicable in this instance. However the applicants have stated that that there is circa 450 sq. m. of office floorspace at basement level that is currently vacant and is currently available within 21 London Bridge Street. This accommodation has been marketed by CBRE since August 2013. However this has not been let to date, identifying the lack of demand for the type and size of accommodation within these buildings. Evidence has been submitted on to the council in relation to this in the form of a marketing brochure and a link to the CBRE website showing details of the office

unit.

- 50 In relation to criteria (b) it is noted that it would be possible to provide replacement B class use on the site but that this would come at the detriment of the public benefits of the scheme, including provision of the public realm area.
- 51 The applicants have put forward a detailed consideration of replacement office space. In order to replace the existing office accommodation the scheme would need to accommodate circa 3,500 sq. m. of office accommodation over approximately four floors of the current scheme and in summary the main reasons for the applicant not including offices in the proposals are:
- The provision of offices would require a separate entrance and core for this use, taking up a significantly greater area at concourse and ground levels, removing most of the new public space proposed. An enlarged loading dock would be required to accommodate deliveries to the office use.
 - The resulting building would fill the current site boundary resulting in small and narrow pavement widths on St. Thomas and London Bridge Street.
 - The office floors would extend the footprint of the building at upper levels, resulting in a loss of separation with The Shard.
 - The building would also need additional plant to provide air conditioning for the office use.
 - the size and configuration of the floorplans would result in non-viable office accommodation. The floorplates of these levels would be circa. 960 sq. m., which are well below the commercially viable minimum of 1,800 m net in this location, whilst the irregular shape of the floorplates further impacts on the efficiency and viability for office use.
- 52 In relation to criteria (c) the site is located within the London Bridge District Town Centre. Paragraph 17 of the NPPF states that planning policies should be positive and promote town centre environments and that plans should allocate a range of suitable sites to meet the scale and type of retail, leisure, and should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- 53 London Plan Policy 2.15 Town Centres, together with the Town Centres SPG, seek to maintain the viability and vitality of town centres and state that that development should accommodate economic and/ or housing growth through intensification and selective expansion in appropriate locations.
- 54 Strategic Policy 3 of the Core Strategy seeks to maintain a successful network of successful town centres which have a wide range of shops, services and facilities. The policy supports the provision of new shopping space with the London Bridge District Town Centre.
- 55 Saved Policy 1.7 'Town Centres' concerns development within town and local centres and identifies that most new developments for retail and other town centre uses should be accommodated within the existing town centres and local centres, including London Bridge.
- 56 Within the centres, the LPA will permit developments providing a range of uses, including retail and services, and, residential uses and sets out a range of criteria that need to be met including providing an appropriate scale and mix of uses and ensuring

that sufficient transport capacity is available. On that basis it is considered that all of the criteria as set out in saved Policy 1.7 have been met in this instance.

- 57 Overall, the benefits delivered by the scheme and the rationale for the sites development, would be lost through the provision of offices within the site. The amount of retail space will be increased as part of the development, appropriate to this town centre site, with an increase to 1,800 square meters gross delivered within the scheme.
- 58 In relation to delivering housing, the NPPF states that Local Authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate. As noted above, there has been a large uplift in office accommodation in this location in recent year and as such it is not considered that there are strong economic reasons why this development is inappropriate.
- 59 In terms of housing delivery, the Further Alterations to the London Plan proposes to set Southwark's target at 2,736 additional homes per year between 2015 and 2025 and this development contributes towards that target.
- 60 Strategic Policy 5 has a target of 1,900 net new homes within the The Bankside, Borough and London Bridge Opportunity Area, within which the site lies.
- 61 In summary, the proposals for a mixed-use residential and retail development, with active ground and concourse level uses, is supported and will complement the recent office and commercial developments at The Shard and The Place, as well as the ongoing improvements to London Bridge station, and overall provide a well balanced mix of land uses around this key interchange.

Environmental impact assessment

- 62 A screening opinion was requested (Planning Ref 13/AP/2864) and it was concluded that an EIA is not required for this development [decision date 25/09/2013].

Affordable housing

- 63 The current proposal is to provide off-site affordable housing on one of 17 potential off-site locations, with the Wood Dene Site in SE15 considered the most likely site. A fallback commuted sum figure of £18.8m is proposed should the off-site housing not be delivered within the appropriate timeframe. The mechanisms of this approach will be set out within the S106 agreement.
- 64 The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
- 65 The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The London Plan forms part of the development plan for Southwark. The key relevant policies within the London Plan in relation to this aspect of the application are:
- 66 Policy 3.8 Housing choice

The policy requires boroughs to take account of housing requirements and identify the range of needs likely to arise. It sets out a number of factors to take into account including to ensure that:

- new developments offer a range of housing choices
- provision of affordable family housing

- 67 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes.
- 68 Part A of the policy requires that the maximum reasonable amount of affordable housing should be sought with regard to a number of factors including:
- current and future requirements for affordable housing
 - the need to encourage rather than restrain development
 - the need to promote mixed and balanced communities
 - the specific circumstances of individual sites
 - resources available to fund affordable housing, to maximise affordable housing output and the investment criteria set by the Mayor
 - the priority to be accorded to provision of affordable family housing
- 69 Part B of the policy sets out that negotiations on sites should take account of their individual circumstances including development viability.
- 70 The supporting text in Paragraph 3.74 sets out that affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing and other policies in this Plan and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.
- 71 The Mayor's Housing Supplementary Planning Guidance (2012) provides further guidance on implementing the London Plan housing policies.
- 72 The local policies are saved Southwark Plan Policy 4.4 Affordable housing, and Core Strategy Strategic Policy 6 – Homes for people on different incomes. Further guidance on how to implement the policies is contained within the Council's adopted Affordable Housing SPD 2008 and draft Affordable Housing SPD 2011.
- 73 Core Strategy Strategic Policy 6 'Homes for people on different incomes' requires as much "affordable housing on developments of 10 or more units as is financially viable". It also sets a minimum target of 8,558 net affordable homes between 2011 and 2026. It requires a minimum of 35% of affordable housing on developments with 10 or more units.
- 74 Saved Southwark Plan Policy 4.4: Affordable housing, is used alongside the overarching Core Strategy policy 6. Parts 4 and 6 of the policy require that:
- iv. the affordable housing provided must be an appropriate mix of dwelling type and size to meet the identified needs of the borough.
 - vi. A tenure mix of 70:30 social rented: intermediate housing ratio for the Central Activities Zone.
- 75 The Council's adopted Affordable Housing SPD 2008 (Section 3.6) together with the draft Affordable Housing SPD 2011 (section 6.3) clarifies the Southwark Plan and Core Strategy policy framework and sets out the approach in relation to securing the maximum level of affordable housing from developments. Specifically, it sets out the

sequential tests relating to the delivery of affordable housing, firstly relating to securing on site provision, secondly off site provision and thirdly an in lieu payment.

- 76 This sequential test, is summarised below.
- On site provision: All housing, including affordable housing should be located on the development site.
 - Off site provision: In exceptional circumstances, where affordable housing cannot be provided on site or where it can be demonstrated that significant benefits will be gained by providing units in a different location in the local area, the affordable housing can be provided on another site.
 - In lieu payment: In very exceptional circumstances where it is accepted that affordable housing cannot be provided on-site or off-site, a payment towards the delivery of affordable housing will be required.

77 Affordable Housing Requirement

In total there are 536 habitable rooms in the scheme (those habitable rooms over 27.5 are counted as two), 35% of which equates to 188 habitable rooms. This is the required affordable housing provision.

78 On site provision

The Affordable Housing Statement submitted with the application considers on-site provision. This statement concludes that it is not feasible to provide affordable housing on site due to affordability criteria (shared ownership), specifically the high income level required to purchase shared ownership units due to the high value of the units (indicative value of £800,000 per unit). This would exceed the income levels set by the council. In relation to providing affordable rent on the site, a key constraint is the necessity to provide an additional core within the building, as required by registered housing providers, resulting in a larger, bulkier building with the loss of the public realm benefits of the proposal. Other constraints to on-site affordable rent provision are the expected high service charge costs and the overall impact on the financial viability of the proposed development. It is agreed that the provision of on-site affordable is not feasible due to the issues as outlined above.

- 79 Delivering on site provision would therefore be less advantageous and would not maximise the amount of affordable housing that could be delivered.

Off-site provision

- 80 The Affordable Housing SPD states that, in very exceptional cases where it is justified and accepted that affordable housing can not be built on-site as part of a development, the off-site provision is required to be built on another site near the development. The off-site affordable housing should be built and ready for occupation at the same time as the on-site market housing. The off-site affordable housing is additional to the affordable housing that would need to be provided on the identified site in any case. For off-site provision, planning permission should have been granted for the development of housing on the site/sites identified for the off-site affordable housing or a planning application submitted for the off-site affordable housing provision at the same time as the application for the facilitating development.

- 81 The applicants have submitted 2 site search reports (Sep 2014 and Oct 2014). This report provides a current day analysis of potential donor sites that might be secured for affordable housing. Sites have been considered that on the following criteria:
- sites that can be brought forward in an appropriate timescale (due to the occupation requirements above)
 - sites located in areas where Shared Ownership can be provided to households

within the income levels contained within the Southwark Affordable Housing Supplementary Planning Document.

- Sites that can provide a meaningful quantum of units
- Sites that can be delivered in isolation; and
- Sites that can facilitate additional affordable housing whilst maintaining a sustainable tenure mix.

- 82 After initial identification of 84 sites, a shortlist of 17 potential sites are identified. Each of these sites is considered in detail and it is concluded that the Wood Dene Site is considered the most feasible location for off-site affordable housing. This site is owned by Notting Hill Housing who have submitted a letter of support stating that they have agreed to work with the developer to secure off-site affordable housing. In this letter Notting Hill have also stated that Manor Place and the Aylesbury Estate may also be a suitable site for this off-site provision, but no additional details have been provided in relation to this. However, these two sites may provide additional options in further site search reports.
- 83 The Wood Dene site is located to the east of Peckham Town Centre. The consented development on this site is a mix of 333 residential units (75% private and 35% affordable). This equates to 117 affordable housing units (54 social rented and 63 shared ownership, a ratio of 47:53). The site search report notes that Sellar and Notting Hill Housing are in active discussion to convert a number of the market homes to affordable housing, in order to provide the required number of habitable rooms (188) as affordable housing.
- 84 In terms of the acceptability of the above site, it is noted that it does not meet the requirement of being located close to the application site. However regard is had to the criteria as set out in paragraph 86 above, which are considered reasonable. Applying these criteria to the site search has limited the number of sites that are considered realistic possibilities. In particular, applying the affordability criteria has meant that only sites that are located further south in the borough can accommodate shared ownership units. The Wood Dene site does however meet the requirement of having an existing consent on the site. In addition to this, the active support of Notting Hill housing in delivering the off-site provision is noted. The site search report also recommends continuing discussions in relation to other sites identified should the site identified above not be taken forward.
- 85 The mechanisms to secure the delivery of off-site affordable housing will be set out in the S106 agreement with a fallback commuted sum figure should the off-site affordable housing not be delivered within a certain timeframe.

Commuted sum payment

- 86 In the event of off-site not being delivered there will be a requirement for a commuted sum payment. The Core Strategy requires as much affordable housing as is financially viable and the London Plan requires the maximum reasonable amount.
- 87 The NPPF, London Plan and local policies all set out that in exceptional circumstances (the local policy refers to “very exceptional” circumstances) a commuted sum may be acceptable in lieu of on-site or off-site affordable housing.
- 88 If a commuted sum payment is acceptable, having followed the sequential test as required by policy, the contribution would be used for new affordable housing.
- 89 The London Plan sets out that a commuted sum should only be accepted where this would have demonstrable benefits in furthering the affordable housing and other policies in the London Plan as well as being pooled to secure additional affordable

housing either on identified sites elsewhere or as part of an agreed programme for the provision of affordable housing. Further guidance in the Mayor's Housing SPG (paragraph 4.4.19) also sets out that commuted sums should be ring fenced to enable more additional, or more appropriate provision either off-site or as part of an agreed programme. It is possible that any commuted sum could help towards the council's direct delivery program, although this would require further exploration should it be required.

- 90 The adopted Affordable Housing SPD (2008) sets out three 'value areas' in the borough, for the purposes of negotiating commuted sums. This site is located in Value Area 2 which requires a sum of £100,000 for each habitable room not being provided on site). The draft (June 2011) Affordable Housing SPD does not include the concept of value 'bands', but indicates that a minimum of £100,000 per habitable room will be required, with a viability assessment carried out to determine the exact required amount (above £100,000) However this draft SPD has not been formally adopted as yet and does not carry significant weight. The proposed fallback £18.8m payment equates to £100,000 per habitable room.
- 91 In conclusion, the proposal is providing a policy compliant off-site housing provision of 188 habitable rooms. Officers are confident that the partnership with Notting Hill will see the delivery of this much needed affordable housing. However should this not be delivered within an appropriate timeframe, a commuted sum payment is required that will secure the delivery of affordable housing within the borough through an agreed program, most likely the council's direct delivery program.

Design issues including impacts on local and strategic views

- 92 The proposal seeks to re-develop two sites that span between London Bridge Street and St Thomas Street at their junction with Joiner Street. These two sites are separated by a narrow alleyway that runs along the back of the properties on each street. In addition, the two frontages have a substantial level difference with St Thomas Street being level with Joiner Street while London Bridge Street is elevated at the level of the terminating concourse of the station.
- 93 The site is currently occupied by Fielden House, a 4/5-storey 1970s building on London Bridge Street whilst on St Thomas Street the site has a 4-storey 1980s building. To the east of the site is the landmark site of the Shard of Glass and beyond it London Bridge Station – currently being remodelled - and across the way on the upper level of London Bridge Street is the recently completed The Place.
- 94 This proposal has been crafted by the design team that delivered both the Shard and The Place in this important location. In both of these projects the designers have sought to re-imagine these sites at the street level; the Shard reinvented the terminating station and the transition to Guy's Hospital and The Place has re-defined the bus station and London Bridge Plaza.
- 95 The existing buildings on site are of no particular historic value – neither are listed. However, both are located within the Borough High Street Conservation Area. Whilst their loss is not resisted and would be considered less than substantial harm any proposal that seeks to replace them should comply with paragraph 134 of the NPPF which states that *“this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*
- 96 Most importantly however, the site is located on one of Southwark's most significant historic streets. St Thomas Street includes a number of listed buildings including the Grade II* Listed: St Thomas Church at No 9a, numbers 9, 11 and 13 St Thomas Street and Guys Hospital main building including wings and chapel. Additionally, on the

same street are the Grade II listed Mary Sheridan House, the statue of St Thomas and the railings to Guy's Hospital as well as numbers 4-8 and 12-16 St Thomas Street. This proposal is therefore being introduced into the sensitive setting of a highly significant cluster of nationally important historic buildings which it should conserve or enhance.

- 97 This proposal seeks to enhance its historic setting by elevating the accommodation above the adjacent buildings, offering the majority of its footprint to the public realm and reducing its imposition on the street scene to the minimum. As a consequence, this proposal devotes the lower part of the scheme to reconciling the significant change in level across the site and providing a fitting entrance to Joiner street to match that of the Shard. The result is a building of significant scale – over 100m in height – which can only be justified when we weigh the private gain of that scale against the public benefits that it can deliver.
- 98 As a new application on this site the proposal will need to be considered against all the requirements of Saved Policy 3.20 which requires that all tall buildings should:
- i. Makes a positive contribution to the landscape; and
 - ii. Is located at a point of landmark significance; and
 - iii. Is of the highest architectural standard; and
 - iv. Relates well to its surroundings, particularly at street level; and
 - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
- 99 Taking each of these in turn:
- i) Makes a positive contribution to the landscape**
- The contribution of any tall building proposal to the public realm is a important element of the public benefit attributable to the scheme. As a key consideration for any proposal it is important to balance the private gain of building height against the public benefit to the built environment and the landscape is an important part of that public benefit. This is not simply a measure of the quantum of landscape but also the quality of that space and its sense of purpose.
- 100 The public realm is split between the two levels. It offers a widened western approach to Joiner Street on St Thomas Street and an opportunity to move around the building's core on the upper level. Both offer the opportunity for some additional landscape and in particular the space on St Thomas Street which is proposed to include some mature planting.
- 101 At the upper level the head-room below the building is significant and exceeds 7m in height. The landscape proposals for the upper level offer some interest and define a route around the core of the building. The proposal has been developed significantly during the application stage with the core reduced to the minimum on the upper level and the public realm designed as a meaningful, landscaped south-facing space at the level of the bus garage. This proposal seek to create a well-designed landscaped space separate from the station forecourt and bus garage which includes mature planting, public seating and a space from which one can look down onto the Guy's Hospital Quad.
- 102 At this busy transport interchange it is imperative to ensure that new development enables the pedestrian to find their way to their destination but also the opportunity to enjoy the public realm. At the lower level the head-room below the building is substantial matching that of the Shard next door. The building line is set-back to the line of the historic buildings on St Thomas Street and the splayed arrangement improves visibility and creates a fitting approach to Joiner Street from the west. The proposal seeks to minimise the impact of servicing and includes a landscaped edge to the building and a substantially widened footway which includes the columns of the

building overhead.

- 103 The final piece of the public realm is a new public stair case which aligns with the axis through the historic Guys Hospital quad. As such it offers the opportunity to complete the sequence of spaces that starts at the southern end of the Guys campus around the war memorial. The proposal introduces a grand stair on the line of this key axis to link the two levels across the site. This is welcomed and compliments the historic setting. The stair is not accessible, however there is already a wheelchair-accessible lift at the base of the Shard which is nearby.
- 104 **ii) Is located at a point of landmark significance**
The designation of this point of landmark significance was the subject of extensive discussion at the Public Inquiry relating to the Shard of Glass when the Inspector agreed that this was an appropriate location for that tall building. The regenerative implications of the Shard and the substantial reinvention of the area around the station forecourt and the Joiner Street entrance have demonstrated how these buildings have helped to shape the modern city in a positive way as envisaged by CABE and English Heritage in their Tall Buildings guidance.
- 105 A point of landmark significance is defined in the saved policies of the Southwark Plan (2007) and is defined as "*where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.*" This location fits that definition. It is located at a significant river crossing and at the confluence of different modes of transport, where a proposal of exceptional quality could be considered if it substantially exceeds its context.
- 106 In the context of buildings of significant scale including the Shard, London Bridge Place and the Guys Hospital tower, and located over a major transport interchange - overground, underground and busses - suggests that this site could be judged to be of landmark significance. In contrast to its substantial neighbours, the site is located within the Borough High Street conservation area where tall buildings could be questioned. At the same time, the site is at the very edge of the conservation area, it is located in an area which has been subjected to substantial change, and the current buildings on the site are considered to be negative contributors to the conservation area which would suggest that their demolition and replacement would be supported for a proposal of exceptional quality of design.
- 107 Finally, the site presents the unique opportunity to complete the group around the station forecourt and to cement the cluster of tall buildings around the Shard of Glass. Officers are satisfied that this is a point of landmark significance and that the council's policies in respect of conservation areas can support a proposal that conserves the significance of the conservation area whilst at the same time delivering substantial enhancements to this historic area and its setting.
- 108 **iii) Is of the highest architectural standard**
The design is divided into two crystalline forms that appear to slide across each other both in plan and in section across a deeply recessed connecting piece. This gives the scheme a dynamic quality that reflects the stepped nature of the site and the distinct characters of the two street frontages. In addition, the stepped arrangement also gives the design a highly modulated silhouette and breaks down its form into two highly articulated parts with large glazed facets overlaid on to the highly articulated plan form. At the same time, the faceted glazed design links it to the design of its neighbours, The Shard of Glass and The Place which is fitting in this context.
- 109 Internal space standards are an important aspect of any tall building proposal and this is no exception. Units should not just meet the minimum standards set out in the adopted Residential Design Standards SPD, but exceed them significantly. The

restricted footprint of the proposal and the highly articulated plan form allows for a maximum of units to benefit from a dual aspect (118) with a large number of triple aspect units (91). None of the 27 single-aspect units face north.

- 110 Communal amenity is an important aspect of a tall building where a community takes up residence in such a 'vertical city'. This proposal includes an indoor and an outdoor communal amenity at the top of the lower block. The internal space is large enough to accommodate a children's play space for door-step play whilst the outdoor rooftop space is proposed to be landscaped with mature planting. This will not only offer residents a much needed amenity but also soften the roof-top of the lower block.
- 111 In the main, the private amenity for the residential units in the tower is provided by a number of winter gardens. These are proposed as indoor/outdoor spaces with single-glazed openable units which allow this space to be used flexibly regardless of the weather. A key aspect of this proposal is the quality of design of the winter gardens and how these will be appreciated in the round. They should give the facade greater depth and will need to be reserved by condition to ensure that these spaces are designed as distinctive features of the scheme.
- 112 The proposal is to clad the building with a part masonry face - either in natural or reconstituted stone - set behind the outer glass skin with exposed steel columns at the base of the building. This offers a complex layered facade treatment that will give the proposal a sharp crystalline appearance. Given that the site is located within a conservation area – one that is characterised by its traditional brick-built Georgian heritage and even Tudor architecture, the use of masonry will be congruous with these traditional materials and complement this historic setting. At the same time, whilst the glass outer skin suggests that it will be similar to the neighbouring Shard of Glass and London Bridge Place the inclusion of masonry structure will distinguish it as a residential tower of merit.
- 113 Tall buildings of this stature have varying contexts to which they need to respond. These relate to their distinct parts; the base which responds directly with the streets around it; the middle which concerns itself with its relationship to the tall buildings around it in the local views; and the top where such a tower forms part of London's emerging skyline in the wider and strategic views. This proposal has a well-defined base, middle and top. It was criticised at DRP for its 'cropped' appearance in elevation. The current proposal has been developed further since it was reviewed by the Panel, especially through the highly articulated plan and roof-top gardens, to give the skyline added interest, variety and delight when viewed against the sky.
- 114 In conclusion, this is a substantial new proposal and an opportunity to complete the group. It reconciles its relationship with its historic neighbours by stepping back considerably on St Thomas Street and London Bridge Place, responding to the central axis of the Guys Hospital quad and raising itself above these important buildings. It cements the cluster of tall buildings around the Shard of Glass and articulates the crescendo of buildings at the northern end of Great Maze Pond.
- 115 **iv) Relates well to its surroundings, particularly at street level**

This proposal has a direct relationship with its context which is rich in heritage. The unique character of St Thomas Street is defined by the diagonal set-back facades of the Georgian buildings with their traditional front gardens on the north side of the street. This key diagonal starts from the facade of the church and continues until it meets the 'bookend' on the immediately adjacent site. This diagonal is continued on this site where the building is set back to create a widened footway and splayed entrance to Joiner Street. The diagonal axis continues up to the massing of the building above and splits the form into two stepped parts.

- 116 Next the building responds to the north-south axis which runs through the Guys Hospital quad and its historic buildings and creates a new stepped route linking St Thomas Street to the Station forecourt. This route is a civic space, part of the public realm and immediately recognisable as a continuation of this important civic axis. In this way the proposal reflects these important defining lines and establishes a ground plane that responds to its historic context. This point is disputed by Guys who have made representations stating that the proposal does not respect the setting of the listed building.
- 117 Finally, there is a significant change in levels across the site which this proposal reconciles by creating two different but equally important public faces at street level. The design establishes a primarily commercial face at the Station forecourt and locates the residential entrance at St Thomas Street and lines the entrance to Joiner Street with active retail frontages. The public space available on these two levels has been maximised by keeping the residential lift and stair core to the minimum and minimising the impact of services on the public spaces.
- 118 The main service entrance is tucked behind the 'bookend' building in the neighbouring site. It is flanked by the new public staircase to minimise the impact of servicing on the public spaces and ensure that the scheme responds to its context appropriately.
- 119 **v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views**

It is noted that a number of concerns, in relation to impacts on views and the setting of the Tower of London, have been raised in submissions from Statutory Consultees. (from the London Borough of Camden, the City of London, Royal Borough of Greenwich, The Council for British Archaeology and Historic Royal Palaces). These concerns are considered below.

- 120 The application was accompanied by a comprehensive Townscape Visual Impact Assessment which includes local and wider views. The principle London-wide view of this scheme is the LVMF View 12B.1 from Southwark Bridge. This is an important view of the London Bridge area and includes the Strategic Landmark of the Grade I listed Southwark Cathedral. The guidance in the LVMF notes that: "*The view of Southwark Cathedral, set between the tall buildings in the London Bridge cluster, is of significance. Assessment Point 12B.1 is located at the position where this is experienced. The cluster is currently being re-ordered, including the Shard. This will alter the current backdrop condition of the cathedral.*"
- 121 The views submitted with the application demonstrate that from this location, only the taller of the two parts of the proposal is visible, with the lower portion of the building hidden behind the spire. The scheme has been designed to respond to the significance of this view. This has included the architect's choice of materials as well as the profile of the building which has been adjusted to reflect the proportions of the spire in this view. The LVMF pre-empts such a change and the application view demonstrates that it does not affect the viewer's ability to recognise and appreciate the Strategic Landmark of Southwark Cathedral in this view and can make a positive contribution to this view which is experienced in a dynamic way as the viewer crosses the river.
- 122 Further, the application views suggest that the scheme has limited visibility from the Tower of London environs i.e. the inner part of the Tower of London around the base of the White Tower itself. Also visible from these locations are buildings in the City and Tower Hamlets including Guys Tower, The Shard and More London in Southwark. The views submitted with the application demonstrate that the scheme will be visible

for a short distance of around 8m from the Waterloo Barracks at the furthest edge of the Tower environs but will be completely invisible at the Stone which marks the traditional end of the Tower tour.

- 123 In the local views the scheme will have a significant impact. Its highly articulated form and especially its stepped profile will make it a distinctive landmark in the area, part of a family of buildings but distinguished in its own right. Care will have to be taken over the choice of materials especially at the lower part of the building and even the soffit of the oversailing building. Therefore, if the council is minded to approve this proposal the choice of materials and the architectural detailing should be reserved by condition to ensure that the quality of design is carried through to the constructed scheme.
- 124 Aside from its historic neighbours, this scheme's most important visual relationship is with the group which includes The Shard and The Place. This has been the subject of great scrutiny to ensure that this proposal does not interfere with views of the Shard of Glass and complements its setting in the skyline. The designers have responded to this challenge and ensured that the building angles away when viewed from certain locations like St Thomas Street or Great Maze Pond to reveal the Shard's most significant features in their entirety.
- 125 The scheme was reviewed by the DRP on two occasions in November 2013 and January 2014 at the pre-application stage. The Panel were greatly encouraged by the way the scheme had been developed with their involvement and they endorsed the height and scale of the proposal. They felt the scheme could benefit from further refinement in relation to the public realm and the detailed design of its silhouette and skyline and they expressed their confidence in the design team.
- 126 Since the review the application scheme has benefited from further refinement of the public realm which has resulted in considerable improvement of the space and its landscaping. Again this is a view contested by Guys who consider the relationship to the public realm to be poor. Furthermore, the roof profile and material finishes have been developed further to give its greater articulation at the roof and its facades and the scheme adjusted to ensure that key views of the Shard are preserved.
- 127 In conclusion, officers are satisfied that this is a high quality scheme, meeting the requirements of Policy 3.20. It is an exceptional and iconic piece of architectural design that will complement its historic and civic setting. It is matched by a well designed and integrated public realm that responds to this complex transport interchange context.

Density

- 128 Strategic Policy 5 'Providing new homes' of the Core Strategy describes the density range that development is expected to fall within in different parts of the borough. This is also described in saved policy 4.1 'Density of residential development' in the Southwark Plan. This development site is located within the 'Central Activities Zone'. Developments in this zone are expected to be between 350-1,100 habitable rooms per hectare. Within the opportunity areas and within the action area cores the maximum densities may be exceeded provided developments are of an exemplary design. The density of the submitted scheme is approx 1,731hr/ha. This is significantly above the density range. Tall residential buildings by their nature have a high density by virtue of the limited site area on which they site. However as noted above such high densities require a high quality design and an exemplary standard of the accommodation. This has been achieved in this instance (see relevant sections for further discussion on these issues). It is also noted that the site is in an area of high public transport accessibility.

Residential quality

- 129 As the scheme exceeds the density standards for the area, an exemplary standard of design and living environment is required.

Internal flat sizes and layouts

- 130 A detailed schedule of accommodation has been provided with the application and this demonstrates that all the proposed units significantly exceed the overall minimum internal space standards for each flat type which is a positive aspect of the scheme.
- 131 The proposed layouts are acceptable and provide a good standard of accommodation for future occupiers. The layouts of these units is acceptable, having regard to the usability of the space and the minimum room sizes have either been met or exceeded.

Unit Type	Size Range	No.	%
1 bed	63-73	56	37.8%
2 bed	90-117	73	49.3%
3 bed	134-149	16	10.9%
4 bed	130-591	3	2%
Total		148	100%

Aspect and outlook

- 133 All new developments should maximise the amount of dual aspect flats in order to ensure improved outlook and opportunities for cross-ventilation. North facing single aspect flats should be avoided. The majority of the units are at least dual aspect (118 units/79%) with a large number of triple aspect units (91). None of the 27 single-aspect units face north. The scheme is therefore fully compliant in this respect.

Privacy and overlooking

- 134 While there are residential units located within the Shard building, these are located on the upper floors and will not overlook the proposed residential units and will not be overlooked by the proposed development. There are no other residential units adjacent to the proposed development.
- 135 In terms of internal overlooking, the building will include elements of opaque cladding and fins on the facades to ensure there is no mutual overlooking from within main habitable windows.

Amenity Space

- 136 Standards for amenity space are set out within the Residential Design Standards SPD (2011). All flat developments must meet the following minimum standards and seek to exceed these where possible:
- 137
- 50 sq m communal amenity space per development
 - For units containing three or more bedrooms, 10 sq m of private amenity space
 - For units containing two or less bedrooms, 10 sq m of private amenity space should ideally be provided. Where it is not possible to provide 10 sq m of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement.
 - Balconies, terraces and roof gardens must be a minimum of 3 sq m to count towards private amenity space.
- 138 In this proposal, private amenity space for 86 of the 148 of units (58% of the units) is

provided through the proposed winter gardens. All of the 3 bed and 4 bed units have access to a minimum of 10 sq. m. of private amenity space in the form of winter gardens. Of the 73 two bed units, 35 do not have private amenity space, and of the 56 one beds, 23 do not have private amenity space.

- 139 In terms of communal space, there is a space of 510 sq. m. located on level 4, within the transfer structure, 140 sq. m on level 16 and 112 sq. m on level 17. Having regard to the minimum requirement of 50 sq. m. per development, this is a generous level of community space provision and adds significantly to the amenity of the proposed units.
- 140 While private amenity space cannot be provided to all of the units, it is noted that the quality of the units is very high and generally exceed the minimum standards. The units will also benefit from the large communal areas located within the development.
- 141 In terms of child playspace, required standards are set out in the Mayors 'Shaping Neighbourhoods – Play and Informal recreation' Supplementary Planning Guidance (2012). Applying the standards set out in this document there is a requirement to provide 130 sq. m. of playspace. This equates to 13 children, predominately in the under 5 category. The playspace is located on level 16 and is divided between the outside and inside, to take advantage of the communal garden. Although there are some details of play areas provided on the drawings and within the Design and Access Statement, this is not sufficient to determine if the proposal has sufficient dedicated playspace to comply with the standard set out above. Additional details of the playspace should be required by way of condition and this should set out further details of the type of play provision that is being provided.

Internal Daylight/Sunlight

- 142 A daylight and sunlight report has been submitted with the application. This considers internal daylight levels within the development. The reports states that 380 out of 409 rooms (93%) meet the daylight criteria as set out in the BRE Guidelines and 346 out of 509 rooms (68%) meet the sunlight criteria. An addendum to the report was received during the course of the application. This considers daylight and sunlight to the four kitchen areas C1 to C4 on level 16. These achieve ADF levels of 2.2%, 1.5%, 1.9% and 3.1% with the upper levels achieving the same if not greater daylight levels. While two of the kitchens fall slightly under the BRE guidelines of 2%, the shortfall is not considered to be significant. The kitchens achieve good daylight levels which exceed BRE guidelines.

Daylight

- 143 For living rooms an Average Daylight Factor (ADF) of 1.5% is recommended and for bedrooms an ADF of 1% is recommended.
- 144 On floors 5-11, rooms R1 (living room), R2 and R3 (bedrooms) do not meet the criteria for each room type. R1 achieves a minimum ADF of 0.45 and R2 and R3 achieve a minimum ADF of 0.14 and 0.72 respectively. On floors 12-14, rooms R1 (living) and R2 (bedroom) do not achieve the criteria. R1 has an ADF value of 0.83 and R2 has an ADF of 0.23. The relatively low values achieved in these rooms are as a result of the form of the building, the aspect of the rooms and the Shard building located relatively close to the proposed development. Room R3 on each level between floors 5 to 15 is part of a two-bed unit where the other rooms meet the ADF criteria and the unit as a whole will be relatively well lit, particularly on the upper floors.

Sunlight

- 145 The test of sunlight is calculated for each main south facing window to habitable room with greater importance placed on living rooms. The BRE Guidelines state that any south facing window may potentially receive up to 1486 hours of sunlight per year on average, representing 100% of the annual probable sunlight hours (APSH). Each main window to a main habitable room may be adversely affected if it has less than 25% of the total APSH across the whole year or less than 5% APSH during the winter months.
- 146 As noted above, 346 out of 509 rooms (68%) meet the sunlight criteria. It is noted that the form of the building and the proximity to the Shard has given rise to the very low values achieved to some of the units (in the worst cases 0% for a living room is reported) with low values reported for other living rooms on all floors. The form of the building, in conjunction with the dense urban location and presence of The Shard immediately adjacent, has compromised sunlight to the units. It is those windows that are located in closest proximity to the Shard which report the lowest sunlight levels. The BRE Guidelines acknowledge that some flexibility should be employed in such dense urban locations. Taken in the context of the large size of the units and overall quality of accommodation achieved, it is concluded that the occupants will still benefit from a high standard of accommodation, notwithstanding the compromises resulting from the form of the building and its urban location.
- 147 Overall the standard of accommodation provided by these units is high, with the majority of the units exceeding the minimum space standards by a significant margin. There is a large number of dual and triple aspect units and generous areas of communal amenity space.

Transport issues

Car parking

- 148 The site has a PTAL of 6b and is located in a highly accessible location. The standard for parking for disabled residents is one space for every 10 residential units. The proposed development includes 28 double stacked car parking spaces at Basement Levels 2 and 3. While not all of the wheelchair spaces have been identified on the plan, the applicant has stated that 15 wheelchair spaces will be provided, and a condition will be imposed requiring this level of provision. There will be 13 standard spaces remaining. Including the wheelchair spaces, this is a rate of 0.19 spaces per residential unit (i.e. 1 car parking space for every 5 units). Any car parking proposed which is additional to the required 10% disabled provision needs to be supported by very robust justification given the site's excellent public transport accessibility.
- 149 During the course of the application, a reduction in car parking was requested by officers and the GLA. However, the applicants have submitted that, for developments of this nature, occupants of the units do not regularly use their cars at peak hours and request parking spaces primarily as a form of car storage. It is also submitted that non-provision of car parking spaces will impact on the viability of the project and the applicant has provided evidence of this within a viability assessment and addendum letter.
- 150 It is noted that the level of car parking provided in this instance is less than that provided on the recently consented schemes on the Samson and Ludgate site (Ref 12/AP/3940) and on the 1-16 Blackfriars site (Ref 12/AP/1784). These sites also had a PTAL level of 6b and car parking was provided at a rate of 0.4 spaces per unit on both of these sites.
- 151 It is accepted that in this instance, due to the nature of the scheme and the potential impact on the viability of the project, that this level of car-parking is justified. The level of parking is lower than that consented on similarly accessible sites. The rights of

residents or any members of staff to apply for CPZ permits should be removed however in order to alleviate any pressure on on-street parking. A car park management plan will also be required by way of condition.

152 Wheelchair accessible parking

The proposal provides 15 wheelchair accessible car parking spaces. These will operate as per the standard car parking spaces and will be concierge controlled. A condition will be imposed restricting these spaces to wheelchair users and a car parking management plan will be required. At least 20% of the parking spaces should have electric vehicle charging points and a further 20% passive provision. This will be imposed by way of condition.

Cycle Parking

153 The proposal provides a total of 220 cycle parking spaces, 165 for residents and 47 for employees and visitors. This in line with London Plan and Southwark Standards. These are provided within the basement area. The parking at basement level will be concierge operated and will be accessible via the car lift. The provision of cycle spaces at concourse level was not considered to be desirable in this instance due to the impact on the proposed public realm, and the likelihood that such spaces would be used by users of London Bridge station which is in very close proximity. However 8 visitor parking spaces have been provided at Joiner St level, with the remainder provided internally, and accessed via the concierge service. While this is not ideal, the constraints of the site are recognised and it is considered acceptable in this instance.

154 The Council's preference is for Sheffield stands as these are considered to be the most accessible for all users whereas the proposal includes 200 spaces as double stacked with only 20 as single stacked parking. However it is recognised that the site is constrained in terms of footprint limiting the area needed to provide a higher number of Sheffield stands. Additional space could be achieved by the removal of the car parking but this would impact on the viability of the scheme as noted above. A mitigating fact in this instance is the concierge service which would overcome the difficulty some users have in operating the double stacked stands. Therefore in this instance this type of provision is acceptable.

Servicing

155 The applicant has submitted a site waste management strategy. Refuse storage is at basement level. Prior to collection management would move the waste to street level for collection.

156 Servicing of the development is proposed to take place on-site via a new access onto St. Thomas Street. The new access will also provide service access to the adjacent existing hotel on London Bridge Street and for London Underground to access vent shafts. The plans show that there is capacity on site for service vehicles to enter and exit in forward gear. Details of the number of trips, types of vehicles and management procedures will be required as part of a delivery and service management plan.

Other issues

157 Conditions will be required in relation to a Construction Logistics Plan, a full Travel Plan, a car park management plan, Construction Management Plan.

Housing Issues

Dwelling mix

158 Strategic Policy 7 of the Core Strategy requires major developments at London Bridge to include 60% as 2 bedrooms or larger and at least 10% of the units to have 3 or

more bedrooms. No more than 5% of the units should be studios.

159 The mix of units is as follows:

Unit Type	No.	%
1 bed	56	37.8%
2 bed	73	49.3%
3 bed	16	10.9%
4 bed	3	2%
Total	148	100%

160 The accommodation accords with policy mix requirements and to that extent will create a range of housing sizes and types, particularly with the inclusion of duplex style units. A positive aspect of the scheme is that the large size of the units allows for the maximum number of people to be accommodated within that unit type (for example 6 persons for the 3-bed units).

161 Saved policy 4.3 of the Southwark Plan requires at least 10% of habitable rooms or units to be wheelchair accessible. In this instance the applicants have stated that a large number of the units are capable of being adapted if a purchaser requires this. However this is not a policy complaint strategy and the applicant has now agreed that a condition be imposed, requiring 10% of the units to be fitted out to south-eastern design guideline standards. As such officers are satisfied that a policy compliant provision will be made.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

Daylight and Sunlight

162 It is noted that there are no residential properties impacted as a result of the proposal and the surrounding uses are for the most part commercial. It is noted an objection has been received on behalf of Guys Hospital to the south who have stated that no assessment of the impact of the proposal on the proposals on the open space at Guys Quad has been carried out. This is a non-residential use situated due south of the proposed scheme. It is not considered this use will be adversely impacted as a result of this proposal.

Wind

163 A wind impact report has been submitted. This considers the impact of the building on wind conditions in the immediate area and the impact on pedestrians. The design of the building has been influenced by initial wind studies. The underside of the building acts as a canopy itself against down drafts from the building above. However other mitigation measures are proposed also to minimise wind impacts including but not limited to the use of canopies on north and south elevations. The report concludes that wind comfort conditions are similar before and after the proposed development.

Impact of adjoining and nearby uses on occupiers and users of proposed development

164 The surrounding area is a mix of office, commercial and transport uses and it is not considered that the users of the retail and residential uses of this development will be adversely impacted upon.

Noise and Vibration

165 The applicant has submitted a revised noise impact report following initial comments from the Environmental Protection Team. This considers the impact of the surrounding uses including the plant at Guys and the rail noise as well as potential vibration

impacts resulting from the underground line. In summary it is concluded that the noise impacts within the units will be within acceptable limits with mitigation measures in place and all vibration criteria are met. Mitigation measures in relation to noise include the provision of acoustic insulated glazing and the provision of whole house ventilation units within each unit. In terms of the winter gardens and other internal amenity space the noise criteria will be met with the windows partially open. It was found that the noise criteria may not be met on the external spaces. However, overall it is accepted that noise and vibration impacts are within acceptable limits.

Air Quality

- 166 The applicant has submitted an quality assessment, as well as a memo to address initial concerns raised by the Environmental Protection Team. This considers the impact of the surrounding uses on the air quality on future occupiers of the unit. It is concluded that, with mitigation measures, the impact is acceptable. Mitigation measures include the provision of whole house ventilation systems for each unit. Environmental protection had raised queries regarding the ventilation system proposed as well as noting that no mechanical ventilation was proposed for the commercial units. The applicant's memo responds to these concerns and states that the ventilation system proposed is effective and note that air quality standards do not apply to commercial uses. No further objections were raised by the Environmental Protection Team and as such it is accepted by officers that air quality within the units will be within acceptable levels.

S106

- 167 Saved policy 2.5 of the Southwark Plan advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations, which sets out in detail the type of development that qualifies for planning obligations, and Circular 05/05, which advises that every planning application will be judged on its merits against relevant policy, guidance and other material considerations when assessing planning obligations.

Planning Obligation	Amount of planning gain calculated by toolkit (£)	Amount of planning gain agreed by applicant (£)
Education	136,845	136,845
Employment in the Development	28,539	28,539
Employment During Construction	143533	143533
Employment During Construction Mgmt Fee	10,864	10,864
Public Open Space	63,704	63,704
Children's Play Equipment	18,614	18,614
Sports Development	155,456	155,456
Transport (Strategic)	97,451	97,451
Transport (Site Specific)	101,000	101,000
Transport for London	-	£187,000 cycle hire docking station
Public Realm	138,000	To be provided in lieu
Health	172,950	172,950
Archaeology	5,471	5,471

Admin Fee	25,119	25,119
Total	1,121,420	1,172,420

- 168 The applicants have proposed to provide the public realm payments in lieu in the form of an area of public realm provided at concourse level and a new stair link between St. Thomas Street and London Bridge Street. The applicants have submitted a cost plan indicating the estimated cost of provision. Provision in lieu is considered appropriate in this instance.
- 169 The applicant is providing sufficient contributions in this instance and is in line with the toolkit within the S106 SPD. Other measures within the S106 include the requirement to provide a Full Travel Plan, 3 years car club membership to each eligible adult occupier of the development.
- 170 In accordance with the recommendation, if the S106 Agreement is not signed by 26th December 2014, the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reason below:
- 171 'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Strategic Policy 14 – 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2007, and Policy 8.2 Planning obligations of the London Plan 2011'

Mayoral CIL

- 172 This development is subject to the Mayoral CIL and the charge is calculated according to the amount of additional floor space the new development will produce. Existing floor space (gross) within a red line of a site can be deducted from the chargeable floor space calculation. Existing floor space can only be considered where it has been in continuous lawful use for at least six months in the 12 months prior to the development being permitted. The applicant have submitted the relevant CIL form and the draft CIL liability is calculated at £718,237.

Sustainable development implications

- 173 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. Sustainable development is described as consisting of three broad dimensions, economic, social and environmental. In relation to environmental implications of development, section 10 'Meeting the challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.
- 174 An examination in public (EiP) of the Draft Further Alterations to the London Plan took place in September 2014. Adopted and proposed revisions to energy policies are set out within this document. In accordance with policy 5.2 in the London Plan 2011, all major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. This policy also sets out required carbon reductions over 2010 building regulations (currently 40% carbon

reduction is required, over the 2010 building regulations).

- 175 Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through on-site renewable energy generation, wherever feasible.
- 176 In relation to on-site renewable energy, there is a presumption that major development proposals will seek to reduce carbon dioxide emissions through the use of such energy sources. Development should also support innovative energy technologies such as electric vehicles (by providing charging points).
- 177 The Council's Supplementary Planning Document on Sustainable Design and Construction provides guidance that should be taken into consideration and Strategic Policy 13 in the Core Strategy 2011 provides targets that development should meet.
- 178 Strategic policy 13 'High environmental standards' of the Core Strategy 2011 requires developments to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards. This includes requiring residential development to achieve a minimum of Code for Sustainable Homes Level 4, and other non-residential development to achieve at least a BREEAM 'excellent' except community uses which should achieve a minimum BREEAM level of 'very good'.
- 179 A Sustainability Statement and Energy Statement have been submitted with the application. The residential units will achieve Code Level 4 and the commercial units will achieve BREEAM excellent. A combined heat and power system will be used, green roofs are to be provided as winter garden. It is also noted that the proposed development is located within an area with excellent public transport accessibility.
- 180 The energy strategy adopts the 'lean, clean, green' hierarchy. Overall, the proposal will reduce carbon emissions by 41% against Part L 2010, meeting the London Plan target. In terms of being 'lean', the building envelope has been carefully designed to take maximum advantage of the sun for heating in the winter but to allow the apartments to be shaded and protected in summer. A CO₂ saving of 9% over 2010 building regulations has been achieved with energy efficient built form.
- 181 As noted, a proposed CHP system is to serve residential and commercial units. It was considered impractical to connect to other heat generating plant close by due to large numbers of utilities under Joiner Street. A CO₂ reduction of 35% will be achieved through these 'clean' measures.
- 182 There are limited options for on-site renewable energy technology on a building such as this one, given the limited usable space for such technologies. As such none are proposed in this instance.

Ecology

- 183 The applicants have submitted an ecological appraisal with the application. This states that The buildings, vault and station entrance on Site all have some, albeit limited, potential to support common and widespread nesting birds. All active bird nests are protected from damage and destruction under the Wildlife and Countryside Act 1981 (as amended). It is recommended that the buildings are cleared and works to the tunnel and station entrance are completed outside of bird breeding season, or if this is not possible, a check for active nests occurs immediately before clearance to confirm the absence of nests, or ensure that if present nests can be adequately protected until they are no longer active.

- 184 The site is considered to have negligible potential to support roosting bats and is located in an area currently subject to after dark lighting.
- 185 In accordance with local and national planning policy (NPPF, 2012), it is recommended that where possible ecological enhancements are designed into the scheme. Suitable enhancement measures for consideration include the provision of bird nesting opportunities (for example swift bricks), installation of an extensive green roof and lower level native planting such as street trees or shrubbery. These mitigation measures can be ensured by way of condition.

Archaeology

- 186 Fielden House is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The site is in the core area of Roman Southwark and located at the east extent of the Roman north Island. At present, it is generally assumed, that the defences of the Alfredian-period burgh must align to Joiner Street and probably to the historic line of St Thomas Street, so the site would be located in the area where most evidence of early medieval settlement has been identified. The site is also located within the parish boundary of St Thomas's Hospital.
- 187 There is therefore the possibility of Roman, early medieval remains, medieval and post-medieval remains from St Thomas' Hospital and within this area there is also significant evidence of prehistoric activity in the immediate area. As part of the remains from St Thomas' Hospital the site is highly likely to contain burials from the hospital.
- 188 The applicants have submitted a desk-based assessment and have undertaken an archaeological borehole due to the lack of available land in the immediate area of the site to undertake an archaeological evaluation and the need to maintain access to the underground station. The results of the borehole indicated that there are 4.5m of archaeological deposits on site. The character of these deposits, admittedly from a borehole so it is difficult to interpret, indicate this material is post medieval in date. Therefore it is most likely to relate to a deep pit or a well; it is difficult to see how the evidence of such deep post-medieval material can be characterised as the archaeology across the whole site, certainly work at adjacent sites have indicated likely deposits to be in the area of 2m in depth, at a maximum. The historic map sequence contained within the desk-based assessment would appear to indicate that the area of the borehole had been maintained as open ground.
- 189 The proposal for this site will not result in the preservation of archaeological remains in situ, but will totally remove all archaeology from the site area. To these ends the National Planning Policy Framework requires developments that will result in the total loss of archaeological significance from the site to deliver substantial public benefits. The ability to record the archaeology that is to be lost cannot be considered, on its own, a suitable level of public benefit to mitigate the loss of archaeological significance. Towards these ends the necessary archaeological work - archaeological evaluation, archaeological monitoring of all site investigation works and depending upon the results from these works the archaeological excavation of the site - will require a level of public involvement. The applicants should provide suitable windows in their hoarding to enable the public to view the excavations. Details of the archaeological site work should be included on the hoarding of the site and a viewing platform should be constructed within the hoarding to enable controlled access to the site to show the general public what works are being undertaken. The site is immediately adjacent to large scale Roman stone buildings that have been excavated on the site of The Place, just to the north of London Bridge Street. Should suitable remains be identified consideration should be made for their display or incorporated

into the landscaping of the site. Remains from St Thomas' Hospital may well be present in the excavation area. The development of the hospital from the 13th century onwards, and its incorporation of standing Roman remains into the structure has been documented at sites on Borough High Street and significant elements from the medieval or post-medieval buildings may be present on site. Again consideration of the display of remains on site will need to be made and for their incorporation into any landscaping scheme. Should the burgh ditch be present in the excavations then, as part of the landscaping scheme, laying out the course of the ditch, or defence line across the site. These proposals including those to secure the archaeological work should be secured by suitable conditions. Any archaeologically excavated material that is displayed will need to have a suitable maintenance programme agreed as part of any landscaping works.

- 190 Suitable conditions have been recommended to secure the archaeological evaluation works, any mitigation works, the preservation and display of suitable archaeological remains, should they be identified, the extent and nature of groundworks and the submission of a timely report with details of publication proposals and archiving.

Flood risk

- 191 The site is located within Flood Zone 3 which is deemed to be 'high risk'. It is within an area benefiting from the River Thames barrier defences. The applicants have submitted a Flood Risk Assessment (FRA). The Environment Agency and the Flood and Drainage Team have raised no objection to the proposal.

Conclusion on planning issues

- 192 The proposal is a high quality scheme and it is an exceptional and iconic piece of architectural design that will complement its historic and civic setting. It is matched by a well designed and integrated public realm that responds to this complex transport interchange context. A policy compliant provision of off-site affordable housing will be secured by a S106 agreement, with a fall back position of a commuted sum, should this not be delivered with an appropriate timeframe. The level of car parking, when combined with restrictions on securing parking permits, will mean that the impacts on the highway will be limited.
- 193 The quality and mix of accommodation is acceptable, and will provide good quality housing for future residents. The impact of the new accommodation on local infrastructure and services is adequately mitigated through S106 contributions.
- 194 As such, the recommendation is to grant permission, subject to the completion of a legal agreement.

Community impact statement

- 195 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- 196 a) The impact on local people is set out above.
- 197 b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as
- 198 c) The likely adverse or less good implications for any particular communities/groups

have been also been discussed above.

Consultations

- 199 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 200 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- 201 Objection received from Kings College London in relation to impact on day to day operations of Guys and Kings; impact on the setting of listed buildings; traffic impacts; site not considered by the daylight and sunlight assessment;

An additional objection was received on the 22/10/2014. This raises three issues:

- Consultation process; States Guy's and Kings were not consulted on the amended plans (although acknowledges Guy's and King's were consulted on the original plans)
- amended plans of greater concern and disregard the setting of the listed buildings and the spatial context of the Georgian Square as well as a lack of townscape context. Repositioning of the steps, changes to the public realm, service area entrance, location of the entrance to the apartments.
- mitigation should be sought via the S106 agreement

Officer response

The construction phase will be controlled by a construction management plan to minimise disruption to surrounding sites. It is not considered the operation phase will result in disruption or adverse traffic impacts. The impact on the setting of the listed buildings is considered in the report as is the issue of daylight and sunlight impacts.

All of the original consultees were reconsulted on the amended plans and letters were issued on the 01/09/2014. In terms of S106 contributions the proposal is delivering a toolkit compliant contribution with the high quality public realm being provided in lieu. This will be a significant public benefit resulting from the proposal. Other issues raised in the additional objection (design) are considered within the relevant section of the report.

Objection received in relation to impact on daylight sunlight levels to a commercial unit in the Shard.

Officer response

BRE guidelines only considers the impact on residential units and as such the it is not considered that this objection can be upheld.

A number of concerns, in relation to impacts on views and the setting of the Tower of London, have been raised in submissions from Statutory Consultees. (from the London Borough of Camden, the City of London, Royal Borough of Greenwich, The Council for British Archaeology and Historic Royal Palaces).

Officer response

These concerns are considered in the main body of the report.

Human rights implications

- 202 This planning application engages certain human rights under the Human Rights Act

2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 203 This application has the legitimate aim of providing a mixed-use retail and residential building with associated public realm. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/3-28 Application file: 14/AP/1302 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour Consultee List for Application Reg. No. 14/AP/1302
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	Rónán O'Connor	
Version	Final	
Dated	21 November 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		23 November 2014

APPENDIX 1**Consultation undertaken****Site notice date:** 19/05/2014**Press notice date:** 22/05/2014**Case officer site visit date:** 19/05/2014**Neighbour consultation letters sent:** 22/05/2014**Internal services consulted:**

Design and Conservation Team
 Archaeology Officer
 Ecology Officer
 Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
 Planning Policy
 Transport Planning Team
 Urban Forester

Statutory and non-statutory organisations consulted:

English Heritage
 Environment Agency
 Greater London Authority
 Network Rail (Planning)
 Network Rail (Thameslink)
 Transport for London (referable & non-referable app notifications and pre-apps)
 London Underground Limited
 Metropolitan Police Service
 Thames Water - Development Planning
 Public Realm - Project Design Team
 City of London
 London Borough of Camden
 London Borough of Haringey
 London Borough of Islington
 London Borough of Lambeth
 City of Westminster
 Royal Borough of Greenwich
 London Borough of Lewisham
 The Georgian Group
 The Victorian Society
 Council for British Archaeology
 Historic Royal Palaces, Hampton Court
 London Fire & Emergency Planning Authority

Neighbours and local groups consulted:

As per Appendix 3

Re-consultation:

01/09/2014

APPENDIX 2**Consultation responses received****Internal services**

Design and Conservation Team – support proposals

Archaeology Officer - recommends conditions

Ecology Officer – recommend conditions

Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
– requires further info (which has been submitted)

Planning Policy – require additional justification for loss of office space

Transport Planning Team – require justification for car parking levels; concern over double stack cycle storage spaces and access to these spaces; require travel plan; concern over use of Joiner st for construction; car club membership to be provided and additional S106 contributions secured.; recommend conditions

Highways – require additional info and recommend conditions

Statutory and non-statutory organisations

English Heritage - No objection raised in consultation response. Have submitted a copy of the pre-application advice that states that a case can be made to demonstrate that the public benefits of the proposals outweigh on the historic environment.

Environment Agency – No objection subject to conditions

Greater London Authority – application broadly complies with the London Plan but the following issues should be addressed:

- Significant concern that no affordable housing or cash in-lieu payment can be provided
- TFL to be a signatory to S106 agreement to safeguard operational interests
- Communications strategy to be agreed with TFL
- Construction management plan to be agreed with TFL
- Reduction in car parking
- Visitor cycle parking provision
- Cycle hire contribution/travel plan within the S106
- Delivery and servicing plan/car park and taxi drop-off management plan
- Provision of a shelter at Bus Stop D
- Wayfinding strategy

Network Rail (Planning) No objection following receipt of additional information relating to glare. Recommend conditions.

Network Rail (Thameslink)

Transport for London (referable & non-referable app notifications and pre-apps) – number of areas need to be addressed as noted in the GLA response above.

London Underground Limited – recommend conditions

Metropolitan Police Service – seeks a secure by design condition

Thames Water - Development Planning – recommend conditions and informative Public Realm - Project Design Team

City of London – notes potential impacts on views

London Borough of Camden – Object to application due impact on the views of the dome and peristyle of St Paul's Cathedral in both of the London Panoramas from Parliament Hill and Kenwood

London Borough of Haringey- No formal response

London Borough of Islington- No formal response

London Borough of Lambeth- No formal response

City of Westminster- Does not wish to comment on the proposals.

Royal Borough of Greenwich – queried impacts on views

London Borough of Lewisham - No formal response

The Georgian Group - No formal response

The Victorian Society - No formal response

Council for British Archaeology – objects to the proposal due to impact on heritage adjacent heritage assets.

Historic Royal Palaces, Hampton Court – concerned about impacts on views/accuracy of dwgs/setting of the Tower of London World Heritage Site –seek a reduction in height

London Fire & Emergency Planning Authority – no objections or comments

Neighbours and local groups

Objection received from Kings College London in relation to impact on day to day operations of Guys and Kings; impact on the setting of listed buildings; traffic impacts; site not considered by the daylight and sunlight assessment;

An additional objection was received on the 22/10/2014. This raises three issues:

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- mitigation should be sought via the S106 agreement

Officer response

The construction phase will be controlled by a construction management plan to minimise disruption to surrounding sites. It is not considered the operation phase will result in disruption or adverse traffic impacts. The impact on the setting of the listed buildings is considered in the report as is the issue of daylight and sunlight impacts.

All of the original consultees were reconsulted on the amended plans and letters were issued on the 01/09/2014. In terms of S106 contributions the proposal is delivering a toolkit compliant contribution with the high quality public realm being provided in lieu. This will be a significant public benefit resulting from the proposal. Other issues raised in the additional objection (design) are considered within the relevant section of the report. Objection received in relation to impact on daylight sunlight levels to a commercial unit in the Shard.

Officer response

BRE guidelines only considers the impact on residential units and as such the it is not considered that this objection can be upheld.

A number of concerns, in relation to impacts on views and the setting of the Tower of London, have been raised in submissions from Statutory Consultees. (from the London Borough of Camden, the City of London, Royal Borough of Greenwich, The Council for British Archaeology and Historic Royal Palaces).

Officer response

These concerns are considered in the main body of the report

APPENDIX 3

Neighbour Consultee List for Application Reg. No. 14/AP/1302

TP No	TP/3-28	Site	FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET AND 21-27 ST THOMAS STREET, LONDON SE1
App. Type	Full Planning Permission		

Date Printed	Address
22/05/2014	LEVEL 16 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 15 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 14 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 17 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 20 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 19 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 18 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 13 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 8 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 7 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 6 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 9 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 12 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 11 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 10 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 21 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 33 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 31 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 30 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	ARCH W962 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 2QN
22/05/2014	GUYS HOSPITAL ST THOMAS STREET LONDON SE1 9RT
22/05/2014	LONDON BRIDGE UNDERGROUND STATION 21 DUKE STREET HILL LONDON SE1 2SW
22/05/2014	LEVEL 29 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 24 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 23 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 22 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 25 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 28 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 27 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 26 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 5 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	VIEWING GALLERY THE SHARD JOINER STREET LONDON SE1 9EX
22/05/2014	RESTAURANTS THE SHARD 27 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	BLOOMFIELD CLINIC GUYS HOSPITAL ST THOMAS STREET LONDON SE1 9RT
22/05/2014	KIOSK ADJACENT TO VAULTS JOINER STREET LONDON SE1 9SP
22/05/2014	BASEMENT TO THIRD FLOORS 19 BOROUGH HIGH STREET LONDON SE1 9SE
22/05/2014	SERVICE ENTRANCE THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	ROOM 307 GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
22/05/2014	FLAT 9 4 LONDON BRIDGE STREET LONDON SE1 9SG
22/05/2014	FLAT 7 4 LONDON BRIDGE STREET LONDON SE1 9SG
22/05/2014	SECOND FLOOR NEW CITY COURT GUYS HOSPITAL ST THOMAS STREET LONDON SE1 9RT
22/05/2014	SHANGRI LA HOTEL THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	1 LONDON BRIDGE STREET LONDON SE1 9SG
22/05/2014	APARTMENT 1 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	LEVEL 3 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SG
22/05/2014	SAINSBURY OUTPATIENT PHARMACY SOLOMON CENTRE GUYS HOSPITAL ST THOMAS STREET LONDON SE1 9RT
22/05/2014	APARTMENT 10 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	LEVEL 32 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 4 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 2 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	LEVEL 1 THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SY
22/05/2014	APARTMENT 9 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 4 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 3 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 2 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 5 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 8 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 7 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	APARTMENT 6 THE SHARD 31 ST THOMAS STREET LONDON SE1 9RY
22/05/2014	OLD HOSPITAL BLOCK 8A LONDON BRIDGE STREET LONDON SE1 9SG

22/05/2014 43 RAILWAY APPROACH LONDON SE1 9SS
 22/05/2014 SECOND FLOOR FIELDEN HOUSE 28-42 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 BASEMENT ST THOMAS HOUSE ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 ST THOMAS HOUSE FIRST FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 ST THOMAS HOUSE NORTH EAST WING FIRST FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 GROUND FLOOR AND PART FIRST FLOOR KEATS HOUSE ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 FIRST FLOOR FIELDEN HOUSE 28-42 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 BASEMENT AND PART GROUND FLOOR 21 BOROUGH HIGH STREET LONDON SE1 9SE
 22/05/2014 FLAT 1 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 FIRST FLOOR FLAT 4 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 FIRST FLOOR SECOND FLOOR AND THIRD FLOOR 21 BOROUGH HIGH STREET LONDON SE1 9SE
 22/05/2014 GROUND FLOOR FIELDEN HOUSE 28-42 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 ALL BAR ONE FIELDEN HOUSE 28-40 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 SUB BASEMENT AND BASEMENT AND GROUND FLOOR 4-6 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 ST THOMAS HOUSE GROUND FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 4-8 STAINER STREET LONDON SE1 9RL
 22/05/2014 3-5 STAINER STREET LONDON SE1 9RL
 22/05/2014 ST THOMAS HOUSE PITNEY BOWES FINANCE NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 10-20 STAINER STREET LONDON SE1 9RL
 22/05/2014 ST THOMAS HOUSE PART FOURTH FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RR
 22/05/2014 ST THOMAS HOUSE THIRD FLOOR AND PART FOURTH FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RR
 22/05/2014 ST THOMAS HOUSE LOWER GROUND FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 PART BASEMENT 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 FIRST FLOOR 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 UNIT 1 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 PART GROUND FLOOR 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 WOLFSON HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 34 RAILWAY APPROACH LONDON SE1 9SS
 22/05/2014 UNIT 9 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 8-18 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 UNIT 12 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 UNIT 5 LONDON BRIDGE STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 19A BOROUGH HIGH STREET LONDON SE1 9SE
 22/05/2014 BUNCH OF GRAPES 2 ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 UNIT 2 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 UNIT 2 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 11-15 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 1-7 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 33 RAILWAY APPROACH LONDON SE1 9SR
 22/05/2014 30 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 20-26 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 UNIT 5 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 9 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 ST THOMAS CHURCH 9A ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 UNIT 4 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 UNIT 3 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 8 ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 ROOM 8 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 7 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 6 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 9 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 12 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 11 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 10 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 5 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ST THOMAS HOUSE PART FIRST FLOOR LANDLORD AREA NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 ST THOMAS HOUSE PART FIRST FLOOR NEW CITY COURT ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 KIOSK STARBUCKS JOINER STREET LONDON SE1 9RU
 22/05/2014 ROOM 1 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 4 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 3 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 2 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 13 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 24 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 23 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 22 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 25 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 28 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 27 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 26 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 21 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 16 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 15 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 14 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 17 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 20 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 19 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 18 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT

22/05/2014 KIOSK 9 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 KIOSK WEST CORNWALL PASTY COMPANY JOINER STREET LONDON SE1 9SP
 22/05/2014 FOURTH FLOOR 4 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 WHISTLESTOP LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 LTE FORECOURT LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 GARFUNKELS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 PART GROUND FLOOR BOLAND HOUSE GREAT MAZE POND LONDON SE1 9RT
 22/05/2014 MILLIES COOKIES LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 UNIT 8 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 THE BODY SHOP LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSKS ON PLATFORMS 3 AND 4 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK BAGEL FACTORY JOINER STREET LONDON SE1 9SP
 22/05/2014 KIOSK 3 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK 2 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK 1 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK 4 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 BURGER KING LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK 6 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK 5 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 BASEMENT AND GROUND FLOOR 8 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 14 ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 FIRST FLOOR NEW CITY COURT 20 ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 2 RAILWAY APPROACH LONDON SE1 9SL
 22/05/2014 BOROUGH BAR LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 SEVENTH FLOOR EAST NEW LONDON BRIDGE HOUSE LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 ROOM 29 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 KIOSK 7 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 STAFF ACCOMMODATION BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 KIOSK 8 THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 GROUND FLOOR TO SECOND FLOOR 5 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 COUNTING HOUSE GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 ROOM 309 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 BAGEL FACTORY KIOSK THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 CAFE ON PLATFORM 5 AND 6 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 RETAIL UNIT PLATFORM 1 AND 2 LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 SITE OFFICE THE SHARD 32 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 KIOSK SWEET EXPRESS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 PRODUCT BRAND KIOSK THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK MILLIES COOKIES JOINER STREET LONDON SE1 9RU
 22/05/2014 KIOSK KRISPY KREME JOINER STREET LONDON SE1 9RU
 22/05/2014 AMT KIOSK THE VAULTS LONDON BRIDGE RAILWAY STATION RAILWAY APPROACH LONDON SE1 9SP
 22/05/2014 KIOSK UPPER CRUST JOINER STREET LONDON SE1 9RU
 22/05/2014 KIOSK BANGER BROS JOINER STREET LONDON SE1 9RU
 22/05/2014 THIRD FLOOR 28 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 LIVING ACCOMMODATION BUNCH OF GRAPES 2 ST THOMAS STREET LONDON SE1 9RS
 22/05/2014 FOURTH FLOOR 28 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 THIRD FLOOR 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 FOURTH FLOOR 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 ROOM 30 BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 SECOND FLOOR 21 ST THOMAS STREET LONDON SE1 9RY
 22/05/2014 SECOND FLOOR SOUTH EAST AND WEST WING NEW CITY COURT 20 ST THOMAS STREET LONDON SE1 9SD
 22/05/2014 SECOND FLOOR NORTH EAST GEORGIAN WING NEW CITY COURT 20 ST THOMAS STREET LONDON SE1 9SD
 22/05/2014 ARCH 12 JOINER STREET LONDON SE1 9RX
 22/05/2014 FLAT 4 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 MEDICAL SCHOOL SOUTHWARK WING GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 FLAT 3 COUNTING HOUSE GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 GUYS HOSPITAL MEDICAL SCHOOL BOLAND HOUSE ST THOMAS STREET LONDON SE1 9RT
 22/05/2014 ROOM 205 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 5 JOINER STREET LONDON SE1 9RU
 22/05/2014 ROOM 306 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 FLAT 2 4 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 FLAT 3 4 LONDON BRIDGE STREET LONDON SE1 9SG
 22/05/2014 ROOM 301 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 ROOM 206 WEST WING NURSES HOME GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 ROOM 318 GUYS HOSPITAL GREAT MAZE POND LONDON SE1 9TN
 22/05/2014 Metal Work Block K 175 Bermondsey Street London SE1 3UW
 22/05/2014 106-108 Bermondsey Street London SE1 3TX
 22/05/2014 Globe House 37 Bermondsey Street London SE1 3XF
 22/05/2014 via email x
 22/05/2014 London Bridge London SE1 9DA
 20/06/1837 Athene Place 66 Shoe Lane London EC4A 3BQ
 20/06/1837

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	LBQ FieldenLtd	Reg. Number	14/AP/1302
Application Type	Full Planning Permission	Case Number	TP/3-28
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and erection of part 26 and part 16 storeys to provide 148 apartments (118 Use Class C3 and 30 flexible use C1/C3), with 1,800sqm (gross) of flexible retail space (Classes A1, A2, A3 and A4) at St Thomas Street and London Bridge Street (Concourse) levels, service area, three levels of basement including car parking (28 spaces) and associated hard and soft landscaping, amenity spaces and alterations to existing highways adjoining.

At: FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET AND 21-27 ST THOMAS STREET, LONDON SE1

In accordance with application received on 17/04/2014

and Applicant's Drawing Nos. DWG NO'S:

SK-085 REV B; SL-086 REV B; SK-087 REV B; SK-088 REV B; SK-089 REV B; A-0101 REV D; A-0102 REV D; A-0103 REV D; A-0104 REV D; A-0105 REV D; A-0106 REV D; A-0107 REV D; A-0111 REV D; A-0112 REV D; A-0113 REV D; A-0114 REV D; A-0115 REV D; A-0016 REV D; A-0117 REV D; A-0201 REV B; A-202 REV B; A-10B3 REV D; A10B2 REV D; A-10B1 REV D; A-1000 REV D; A-1001 REV D; A-1002 REV D; A-1003 REV D; A-1004 REV D; A-1005 H; A-1006 H; A-1007 F; A-1016 F; A-1017 F; A-1023 F; A-1024 F; A-1025 D; A-1026 D; A-1018 F; A-1027 REV D; A-1201 REV D; A-1202 REV B; A-1211 REV B; A-1212 REV B; A-1221 REV D; A-1222 REV B; A-1401 REV D; A-1402 REV D; A-1403 REV D; A-1404 REV D; A-1411 REV D; A-1412 REV D; A-1413 REV D; A-1414 REV D; A-4601 REV B; A-4602 REV B; A-4603 REV B; A-4604 REV B; A-4605 REV B; A-4606 REV B; A-7001 REV B; A-7002 REV B; LD-200 REV B; LD-201 REV B; LD 216 REV B

Fielden House Accommodation Schedule (rec'd 22/10/2014); 1B Design and Access Statement; 1B Design and Access Statement Addendum; 1C Landscaping; 2A Heritage Assessment; 2B Heritage Assessment Appendix A: Maps, Plans and Illustrations; 2C Heritage Assessment Appendix B: Designations; 2D Heritage Assessment Appendix C: Tower of London Illustrations & Designations; 2E Townscape and Visual Impact Assessment; 2E Townscape and Visual Impact Assessment Addendum; 3 Planning Statement; 4 Transport Assessments; 5A Archaeology and Pre-determination Evaluation Report; 5B Daylight, Sunlight Report (and Addendum rec'd 22/10/2014); 5C Ecological Appraisal; Flood Risk Assessment Fielden House; 5E Noise and Vibration Impact Assessment Report; 5F Air Quality Appraisal; Technical Note to Address EHO comments; Transport Assessment; Interim Travel Plan; Statement of Community Involvement; Archaeological Deskbased Assessment; 5I Affordable Housing Statement; 5J Sustainability Statement, Energy Statement; Design and Access Statement; 5I Affordable Housing Statement; Waste Management Statement; 5H Environmental Wind Study Report (Pedestrian Wind Consultation Final Report); Technical Note Fielden House Redevelopment (WSP); Email response on views (dated 24 July 2014); Land Use Fielden St. Thomas; Design update (2nd July 2014)

Subject to the following forty-one conditions:

Time limit for implementing this permission and the approved plans

- 1 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.
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

SK-085 REV B; SL-086 REV B; SK-087 REV B; SK-088 REV B; SK-089 REV B; A-0101 REV D; A-0102 REV D; A-0103 REV D; A-0104 REV D; A-0105 REV D; A-0106 REV D; A-0107 REV D; A-0111 REV D; A-0112 REV D; A-0113 REV D; A-0114 REV D; A-0115 REV D; A-0016 REV D; A-0117 REV D; A-0201 REV B; A-202 REV B; A-10B3 REV D; A10B2 REV D; A-10B1 REV D; A-1000 REV D; A-1001 REV D; A-1002 REV D; A-1003 REV D; A-1004 REV D; A-1005 H; A-1006 H; A-1007 F; A-1016 F; A-1017 F; A-1023 F; A-1024 F; A-1025 D; A-1026 D; A-1018 F; A-1027 REV D; A-1201 REV D; A-1202 REV B; A-1211 REV B; A-1212 REV B; A-1221 REV D; A-1222 REV B; A-1401 REV D; A-1402 REV D; A-1403 REV D; A-1404 REV D; A-1411 REV D; A-1412 REV D; A-1413 REV D; A-1414 REV D; A-4601 REV B; A-4602 REV B; A-4603 REV B; A-4604 REV B; A-4605 REV B; A-4606 REV B; A-7001 REV B; A-7002 REV B; LD-200 REV B; LD-201 REV B; LD 216 REV B

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Environmental Management/Construction Management Plan

No works, including works of demolition, shall be commenced until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site and will include the following information for agreement:

- (a) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures. The specification shall include details of the method of demolition and foundation piling.
- (b) Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- (c) Arrangements for publicity and promotion of the scheme during construction.
- (d) A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance .
- (e) A Construction and Logistics Plan (all construction access routes and access details also need to be approved by TfL).
- (f) Details of cycle awareness training for all drivers and installation of skirts on all lorries.
- (g) A communications strategy (agreed with TFL)

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and codes of practice, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL).

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved Policies 3.1 and 3.2 of the Southwark Plan (2007).

4 London Underground

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures and any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority (in consultation with LUL). Such design and method statements shall:

- (a) provide details on all structures.
- (b) show that our ability to utilise our fans to the designed capacity are not compromised
- (c) accommodate the location of the existing London Underground structures and tunnels
- (d) accommodate ground movement arising from the construction thereof
- (e) mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design and method statements in order to procure the matters mentioned in paragraphs (a) to (e) of this condition shall be completed, in their entirety, before any part of the building hereby permitted is

occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

- 5 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 7 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 8 The development hereby permitted shall not be commenced until details of a management plan for the short stay parking bay on St. Thomas street (agreed with TFL) has been submitted for approval in writing by the Local Planning Authority.

Reason:

To ensure compliance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 9 Design
1:5/10 section detail-drawings through:

The façade to the tower and the winter gardens of the tower, including details of the outer skin glass, facing materials and louvre components, extract/intake grilles for the whole house ventilation system, fixed clear panels and fixed and openable opaque panels of the winter gardens;
Lower level cladding at Concourse and Joiner Street level;
The structural columns/walls at the base of the tower and the facades details at the lower levels and glazed shop fronts and entrances;
Facade cleaning equipment;
Lower level parapets, soffits and roof edges;

The canopies
Wind mitigation screens

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

10 Design

1m x 1m sample panels of the Joiner Street glass walls, parapets and Station pavilion, public stair and soffit finishes as well as samples of all their external facing materials including doors, windows and ventilation grilles, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

11 Fracture Facades

The material to be used in the fracture facades of the building shall be a masonry cladding (ie. terracotta, stone) of a colour / tone in line with that shown in the revised CGIs (Ref: S13 - Guys Quad and S25 St Thomas Street West) received on 19th Aug 2014, and shall be submitted for approval in accordance with the external facing materials condition.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies; 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan July 2007 and SP12 Design & Conservation of the Core Strategy (2011).

12 Full-scale mock ups of the cladding of the building to be used in the carrying out of this development shall be designed and presented for approval in writing by the Local Planning Authority prior to works commencing above grade on the building; 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 design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

13 Play Equipment

Prior to any work being carried out above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area, and play apparatuses for under 5s to be provided in the communal amenity areas shall be provided, and such provision as is agreed shall be made available to residents prior to the first occupation of the development.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

14 Cycle Storage (Residential/Commercial and visitor parking)

Before any work above grade begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted and approved in writing by the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential and commercial cycle storage at basement level. Details of the visitor cycle parking at street level shall

also be provided.

Thereafter the cycle parking facilities shall be provided prior to occupation of the relevant part of the development and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

15 Electric Vehicles

Before any work above grade begins, additional details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

16 Code for Sustainable Homes

i) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level Code 4 rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

ii) Within 3 months following first occupation, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority), shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (i) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

17 Landscape-drawings, 1:50, 1:10 and 1:5 scale drawings of the layouts, planting schedules, materials and edge details to be used in the carrying out of this permission including any green roofs as well as detailed maintenance plan for the landscaping shall be submitted to and approved by the Local Planning Authority prior to occupation of the building in connection with this permission; 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 design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policy SP11 Open spaces and wildlife and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

18 Plant Noise

Before any work above grade on the development hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan

(2007), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and the NPPF 2012.

19 BREEAM

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

20 Green/Brown Roofs

Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement above grade. The biodiversity (green/brown) roof(s) shall be:

(a) biodiversity based with extensive substrate base (depth 80-150mm);

(b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works.

(c) The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

21 Bird boxes

Details of swift boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing. No less than 6 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to first occupation of the building to which they form part or the first use of the space which they are contained. The nesting boxes/bricks 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 saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

22 Details of External Lighting and Security

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental

standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

23 Service Management Plan

Prior to occupation of any of the residential units, a Service and Delivery Management Plan detailing how the commercial and residential units are to be serviced including the forecast number of delivery vehicles, the nature of vehicles and where the applicant intends delivery vehicles to load/un-load from, shall be submitted to, and approved in writing, by the Local Planning Authority. This should include details of refuse collection as well as details of management and timings of use of the loading dock. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

24 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1261-D-1304, shall be provided and made available for use by the occupiers of the residential and commercial units facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

25 Prior to occupation of the development, confirmation that Secure by Design certification for the development has been achieved shall be submitted to and approved in writing by the Local Planning Authority. Three months following the final occupation of the development confirmation that the entire development has achieved Secure by Design certification shall be submitted to the Council for approval in writing.

Reason

To ensure that the development would provide a safe and secure environment for future occupiers, in accordance with saved policy 3.14 Designing out crime' of the Southwark Plan (2007).

26 Flue/Extraction - CHP

Prior the commissioning of the CHP, the details of the proposed flue system for the CHP will be submitted for approval by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of any building served by the CHP and thereafter maintained.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

27 Flue/Extraction - Odour

Prior to the occupation of the relevant retail unit, the details of the proposed odour extraction systems associated with any food and drink uses will be submitted to the satisfaction of the Local Planning Application and implemented prior to occupation of the part of development containing the associated use and thereafter maintained.

Reason:

To ensure an adequate level of amenity of surrounding local residents by reason of pollution in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

28 Signage

A signage strategy will be submitted to and approved by the Local Planning Authority prior to occupation.

Reason:

In order that the LPA may be satisfied with the design and details in the interest of the special architectural qualities of the proposed buildings and the public spaces around it in accordance with saved policies 3.12 Quality

in Design; 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 12 Design and Conservation of the Core Strategy (2011)

29 Car Parking Management Plan

Prior to the first occupation of the development a Car Parking Management Plan shall be prepared and submitted for approval to the Local Planning Authority. The plan shall cover:

allocation of 15 spaces for disabled, wheelchair and blue badge holder residents;
allocation of the remaining 13 spaces (with preference to allocation to units with 3 beds or more);
management and accessibility to the car parking spaces.

Reason:

To ensure the provision of appropriate car parking and maintain acceptable access and management of the car parking provision.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

30 Residential standard- internal noise levels

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

Bedrooms- 30dB LAeq, T * and 45dB LAFmax
Living rooms- 30dB LAeq, T**

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

**Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and NPPF 2012.

31 CPZ Exemption

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any of the controlled parking zones in Southwark in which the application site is situated or any neighbouring CPZ's.

Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

32 All residents within the development shall have access to the proposed communal amenity areas (and they shall have equal access to those areas).

Reason:

In accordance with Strategic Policy 5 'Providing New Homes' of the Core Strategy (2011), saved Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (2007) and in accordance with guidance as set out in the Residential Design Guidelines SPD (2011).

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

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into contaminated sites'. It is noted that the Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is

posed to Controlled Waters.

- 34 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

- 35 Telecommunications

Notwithstanding the provisions of Parts 24 and 25 of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or structures shall be placed on any part of the buildings hereby permitted, without the prior written consent of the Local Planning Authority.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Strategic Policy 12 - Design & Conservation of the Core Strategy and saved policies 3.2 Protection of amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 36 Roof Plant

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building(s) as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure(s) of any building(s) hereby permitted.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies; 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan July 2007 and SP 12 Design & Conservation of the Core Strategy (2011).

- 37 The development hereby permitted shall include a minimum of 10% of all residential flats in accordance with the South East London Housing Guidelines wheelchair standards. A plan identifying the 10% of units to be provided as wheelchair accessible is to be submitted to and agreed in writing by the local planning authority prior to the commencement of construction.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with saved Policy 4.4 of the Southwark Plan [2007].

- 38 Hours of Use - Retail

The retail uses hereby permitted (A1-A5 uses) shall not be carried on outside of the hours of 06.00am to 00.30am Monday to Saturday, and 07.00am to 00.30am on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 39 Flood Risk

The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures detailed within the approved Flood Risk Assessment:

- (a) all 'more vulnerable' residential accommodation is to be located at the first floor level and above;
- (b) provision of internal access from the lower ground floor to an area of safe refuge at the ground floor level.

Reason

To reduce the risk of flooding to, and impact of flooding on, the development and occupants.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 41 Should remains worthy of public display and preservation be identified during the archaeological works, provision should be made for a display of such items in a suitable location on the site which should be presented to and agreed in writing by the local planning authority.

Reason

Statement of positive and proactive action in dealing with the application

The application was determined in a timely manner within the timeframe of the Planning Performance Agreement. The applicant was given the opportunity to make amendments to the application prior to the determination date.

Informatives

- 1 Highways DC will need confirmation that all new statutory services are complete prior to footway and/or carriageway works commencing.

If part of the adopted highway will need to be stopped up in order to enable this development to proceed, a highway stopping up order will need to be applied for under the provisions of the Town and Country Planning Act 1990. This process is likely to take a minimum of 4 months for a straightforward unopposed order. If there are any objections the timeframe may extend significantly beyond this. Please contact Iaan Smuts, Development Control Manager at the earliest convenience iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170.

Heavy duty vehicles will not be permitted to access the site unless a temporary heavy duty crossover is in place. If this is required please contact Ian Law – ian.law@southwark.gov.uk or Tel: 020 7525 2170.

Compliance with S168 to S175 of the Highways Act 1980, relating to “Precautions to be taken in doing certain works in or near streets or highways” - any item and/or structure placed on or adjacent to the public highway may require a license. Please contact Highways Licensing on highwayslicensing@southwark.gov.uk to obtain this. All licenses should be in place prior to works commencing.

Compliance with section 140A of the Highways Act, 1980 – “Builders skips: charge for occupation of highway” - where it is necessary to place a skip on any part of the highway (pavement, verge or the side of the road), you will need to contact a skip company, which is currently registered on Southwark Councils approved skip companies list. The skip company will apply for the necessary license, which operates for a period of up to four weeks. The approved list is available to view on Southwark’s website or by contacting highwayslicensing@southwark.gov.uk

Compliance with S59 and S60 of the Highway Act, 1980 – Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Council development control team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Development Control Manager on 020 7525 2135 to arrange. Approval by highways is required and a copy of findings and condition survey document to be sent to planning case officer for development in question.

Compliance with S178 of the Highways Act, 1980 - The applicant is advised that they must apply for a license if there is a proposed overhang on the public highway. The applicant should be advised to contact the Development Control Team, Public Realm, specifically iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170. No projection should be below 2.4m in height in accordance with Section 178, Highways Act 1980.

Compliance with Section 179, Highways Act 1980. “Control of construction of cellars under street” – If construction is required under the highway the developer should contact the Development Control Team, Public Realm, specifically iaan.Smuts@southwark.gov.uk and Tel: 020 7525 2170.

Compliance with S153 of the Highways Act 1980 - all doors or gates must be hung so that they do not open over or across the road or pavement.

Compliance with S100 of the Highways Act 1980. Any damage or blockages to drainage will be repaired at the cost of the developer. All works to be undertaken by Southwark Council Highways Service.

Water will not be permitted to flow onto the public highway in accordance with Section 163, Highways Act 1980

Public highway footway cross falls will not be permitted to drain water onto private land or private drainage.

2 Network Rail

Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail's Outside Parties Engineer before any works begin.

All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Network Rail's structures and adjoining land.

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Outside Parties Engineer before the development can commence.

Future maintenance

The development must ensure that any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least **2 metres (3m for overhead lines and third rail)** from Network Rail's boundary. The reason for the **2m (3m for overhead lines and third rail)** stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than **2m (3m for overhead lines and third rail)** and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

Drainage

Storm/surface water and effluent must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property.

Suitable foul drainage must be provided separate from Network Rail's existing drainage.

Party Wall Act

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's approval of their detailed proposals regarding lighting.

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OPEN

MUNICIPAL YEAR 2014/15

COMMITTEE: PLANNING COMMITTEE

NOTE: Original held in Constitutional Team; all amendments/queries to Sarah Koniarski, Constitutional Team,
Tel: 020 7525 5824.

OPEN

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