

Planning Sub-Committee A

Wednesday 29 January 2020

6.30 pm

Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

Membership

Councillor Kath Whittam (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Peter Babudu
Councillor Sunil Chopra
Councillor David Noakes
Councillor Martin Seaton
Councillor Leanne Werner

Reserves

Councillor Anood Al-Samerai
Councillor Renata Hamvas
Councillor Barrie Hargrove
Councillor Richard Leeming
Councillor Victoria Olisa

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.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact: Tim Murtagh on 020 7525 7187 or email: tim.murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 21 January 2020



Planning Sub-Committee A

Wednesday 29 January 2020

6.30 pm

Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 6
	To approve as a correct record the minutes of the meeting held on 19 November 2019.	
7.	DEVELOPMENT MANAGEMENT ITEMS	7 - 10
	7.1. 224-226 TOWER BRIDGE ROAD, LONDON SE1 2UP	11 - 74

Item No.	Title	Page No.
7.2.	BARRY PARADE, BARRY ROAD, LONDON SE22 0JA	75 - 112
7.3.	VACANT SITE AT RED POST HILL, REAR OF 19 VILLAGE WAY, LONDON SE21 7AN	113 - 141
7.4.	GRANGE COTTAGE, GRANGE LANE, LONDON SE21 7LH	142 - 162

Date: 21 January 2020

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-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.”

Planning Sub-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. The role of members 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 the 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

Contacts: General Enquiries
Planning Section, Place and Wellbeing Department
Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance Department
Tel: 020 7525 7420



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 19 November 2019 at 6.30 pm at Ground Floor Meeting G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Kath Whittam (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Peter Babudu
Councillor Sunil Chopra
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Jason Ochere
Councillor Ian Wingfield

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Sonia Watson (Development Management)
Tom Weaver (Development Management)
Michelle Sterry (Development Management)
Catherine Jeater (Design and Conservation)
Liam Bullen (Design and Conservation)
Tim Murtagh (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillor David Noakes and Leanne Werner. Apologies for lateness were received from Councillor Peter Babudu.

3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Addendum report relating to items 7 – development management item
- Members' pack.

The chair also announced that items 7.3 and 7.4 would be heard together as they related to the same address.

The chair informed the meeting that the items would be heard in the following sequence:

- 8. – Tree Preservation Order – 1-8 Mountbatten Court, London SE16 5QL
- 9. – Tree Preservation Order – 9 Baldwin Crescent, London SE5 9LQ
- 7.1 – Douglas Bennett House, Maudsley Hospital, London SE5 8AZ
- 7.2 – Burgess Park Community Sports Ground, London SE5 0JB
- 7.3 and 7.4 – The Ivy Café, Potters Field Park, London SE1 2SG.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 1 October 2019 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

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 may be clearly specified.

ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

8. TREE PRESERVATION ORDER - 1-8 MOUNTBATTEN COURT, 153A ROTHERHITHE STREET, LONDON, SE16 5QL

Report: see pages 111 to 126 of the agenda pack.

The sub-committee heard the officer's introduction to the report. Councillors asked questions of the officer.

There were no representations.

The sub-committee discussed the report and recommendation.

RESOLVED:

That the provisional tree preservation order reference 539 be confirmed unamended.

At this point, Councillor Peter Babudu joined the sub-committee.

9. TREE PRESERVATION ORDER - 9 BALDWIN CRESCENT SE5 9LQ

Report: see pages 127 to 140 of the agenda pack.

The sub-committee heard the officer's introduction to the report. Councillors asked questions of the officer.

There were no representations.

The sub-committee discussed the report and recommendation.

RESOLVED:

That the provisional tree preservation order reference 534 be confirmed unamended.

7.1 DOUGLAS BENNETT HOUSE, MAUDSLEY HOSPITAL, WINDSOR WALK, LONDON, SE5 8AZ

Planning application reference: 19/AP/1150

Report: see pages 11 to 40 of the agenda pack and pages 1 to 4 of the addendum report.

PROPOSAL

Demolition of the existing building and erection of a new five storey building to accommodate a new in-patient mental health facility comprising 8 wards together with landscaping works.

The sub-committee heard the officer's introduction to the report and addendum report. Councillors asked questions of the officer.

A representative for the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant and their agents addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site.

Councillors Jason Ochere and Ian Wingfield addressed the sub-committee in their capacity as ward councillors and responded to questions posed by the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning consent for application 19/AP/1150 be granted, subject to the conditions set out in the report and the addendum report.

7.2 BURGESS PARK COMMUNITY SPORTS GROUND, BURGESS PARK COMMUNITY SPORT PAVILION, COBOURG ROAD, LONDON, SE5 0JB

Planning application reference: 19/AP/1275

Report: see pages 41 to 83 of the agenda pack and pages 4 to 5 of the addendum report.

The sub-committee heard the officer's introduction to the report and addendum report. Councillors asked questions of the officer.

Objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant and their agents addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site or ward councillors, present and wishing to speak on the application.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning consent for application 19/AP/1275 be granted, subject to the conditions set out in the report..

7.3 THE IVY CAFÉ, POTTERS FIELD PARK, LONDON SE1 2SG

Planning application reference: 19/AP/1197

Report: see pages 84 to 98 of the agenda pack and pages 5 to 6 of the addendum report.

PROPOSAL

The retention of 3x 'Jumbrellas' over the external seating area and an awning above the main entrance

The chair reminded attendees that this item and 7.4 would be considered together.

The sub-committee heard the officer's introduction to the report and addendum report.

Objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant's agent addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site or ward councillors, present and wishing to speak on the application.

The sub-committee put further questions to officers and discussed the application.

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

RESOLVED:

That planning consent for application 19/AP/1197 be granted, subject to the conditions set out in the report.

7.4 THE IVY CAFÉ, POTTERS FIELD PARK, LONDON SE1 2SG**Planning application reference: 19/AP/1198**

Report: see pages 99 to 110 of the agenda pack.

PROPOSAL

The retention of signage to the 3 x 'jumbrellas', 1 x awning 1 x internally illuminated menu case, "The Ivy Tower Bridge Brasserie" green and gold vinyl sign, on each of main entrance doors at front elevation; 3 x directional vinyl signs comprising green text and golden arrow, applied to doors on side elevation; 13 x brass signs with 'The Ivy' applied to existing planters.

The application was heard together with item 7.3.

The planning officer reminded sub-committee members of the reasons on which they could refuse advertisement consent which did not include Metropolitan Open Land issues.

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

RESOLVED:

That planning consent for application 19/AP/1198 be granted, subject to the conditions set out in the report.

The meeting ended at 9.42pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 29 January 2020	Meeting Name: Planning Sub-Committee A
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 of Southwark Council's constitution 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 Law and Democracy

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	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Tim Murtagh, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	17 January 2020		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Law and Democracy		Yes	Yes
Director of Planning		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			17 January 2020



Annotations

Polygon1

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16-Jan-2020

Scale =

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Contents

BACKGROUND INFORMATION	3
Emerging planning policy	9
BACKGROUND DOCUMENTS	41
APPENDICES.....	41
AUDIT TRAIL.....	41
Appendix 1: Consultation undertaken.....	42
Appendix 2: Consultation responses received	51
Appendix 3: Relevant planning history.....	52
Appendix 4: Recommendation	53

Item No. 7.1	Classification: OPEN	Date: 29 January 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/1975 for: Full Planning Application Address: 224-226 TOWER BRIDGE ROAD, LONDON SE1 2UP Proposal: Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking (REVISED DESCRIPTION)		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning		
Application Start Date 11/07/2019		Application Expiry Date 10/10/2019	
Earliest Decision Date 27/01/2020			

RECOMMENDATION

1.
 - a) That planning permission be granted, subject to conditions and a S106 agreement.
 - b) That if a legal agreement is not entered into by 30 April 2020, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 207 of this report.

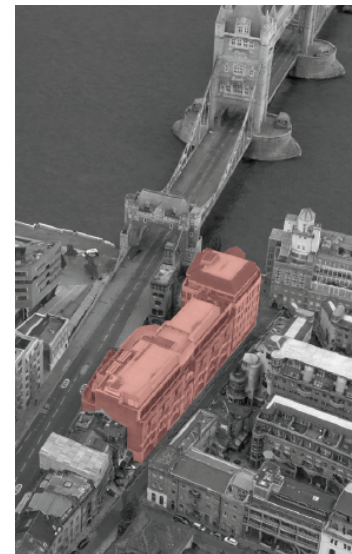
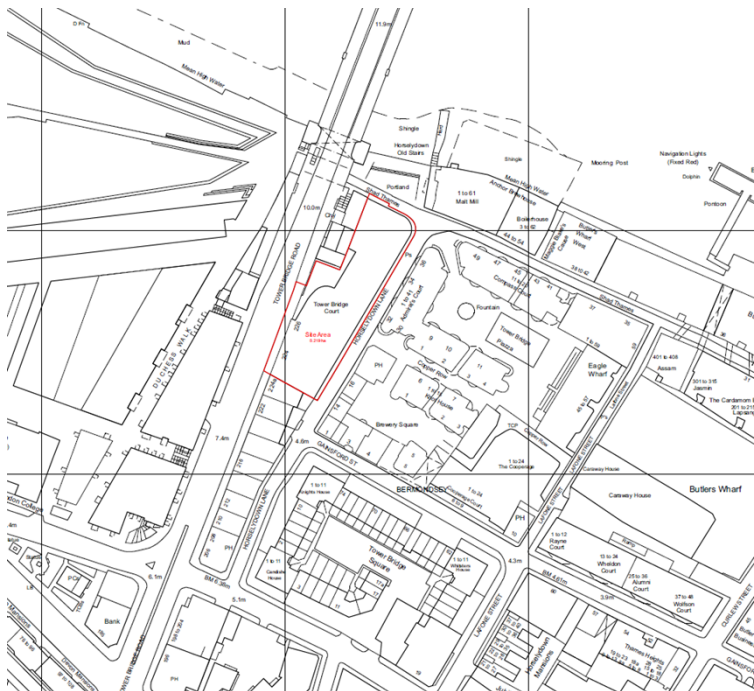
EXECUTIVE SUMMARY

2. The proposal is for the re-cladding, refurbishment and upwards and sideways extension of a vacant and outdated late 1980s / early 1990s office building (224-226 Tower Bridge Road, also known as Tower Bridge Court) immediately adjacent to Tower Bridge. The scheme will result in an increase in office floor area plus a mixed-use element on its lower floors.
3. The proposed updating of an out-of-date building to provide modern Grade A office accommodation, and the intensification of the site for further Grade A office space plus mixed uses is strongly supported by land use policies.
4. The building will exceed the standards required by Southwark policy with regard to environmental performance. A BREEAM Excellent rating will be achieved along with a 65% improvement upon CO2 emissions of the existing building, with the potential to achieve a zero carbon rating (dependant upon which electricity tariff is used). In addition, the retention of the existing framed structure will save embodied energy.

5. The new brick cladding with lightweight additions above this will improve upon the appearance of the existing building. In addition a new semi-public route (associated with the mixed use elements of the building) through the site from Tower Bridge Road down to Horselydown Lane will provide more open and friendly facades for users of the area.
6. The increase in height of the building means that it will be more prominent within the conservation area, although given the large size of existing warehouse buildings in close proximity, this increase in scale will not impact unduly on the area's special character. There will be impacts on the setting of nearby listed buildings although these will be small and can be balanced against the public benefits of the proposal.
7. The increase height of the building will impinge upon the daylight and sunlight received by nearby dwellings, particularly those within No.2 Gainsford Street and Admiral's Court immediately to the east of the site across the narrow Hoselydown Lane. However, the affected rooms are mainly secondary rooms (i.e not living rooms) of dual aspect flats which do not meet industry standards at present. Within this context and within the context of the very dense pattern of development which prevails in the surrounding area, the further reduction in daylight and sunlight is considered acceptable.

BACKGROUND INFORMATION

Site location and description



8. The site currently comprises a single 1980s office building (Use Class B1a), arranged over basement, ground and five upper floors (six storeys in total plus rooftop plant). In addition, the basement includes 20 car parking spaces. The building is in a 1980's 'post-modern' style in redbrick with Portland stone dressings. The main entrance on Tower Bridge Road consists of a steel and glass atrium.
9. It is in a sensitive position immediately to the south of Tower Bridge itself. It comprises a single linear building with a long frontage onto Tower Bridge Road (raised at this point to meet the bridge) and backs onto a narrow road, Horselydown Lane at a lower level (described as ground level in this report).

10. The site immediately abuts the Accumulator Tower of Tower Bridge. This robust brick structure contained the hydraulics that lifted the opening leaves of Tower Bridge. It and its chimney constitute minor landmarks within the area and are Grade II listed.

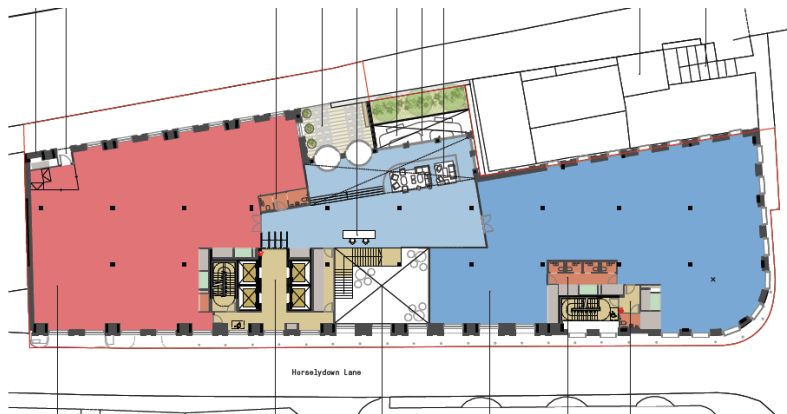
The surrounding area

11. The site is firmly with Tower Bridge Conservation Area. This consists in the main of massive brick-built former warehouse buildings between five and nine storeys high, set around narrow lanes to create a tough and enclosed semi-industrial character. These buildings are highly significant in their own right for their robust Victorian architecture and for their role in illustrating this area of London's industrial and commercial history. They have mostly been converted to residential accommodation with retail, offices and restaurants on their ground floors.
12. Although most of the buildings are large, there is a 1980s mixed use development, Admirals Court consisting of retail/ office on the ground floor and a total of four storeys of flats immediately opposite the site across Horsleydown Lane. At five storeys this complex is low compared to its surrounding warehouse buildings. It is again in a post-modern style and is also in the conservation area.
13. To the south of Admirals Court, also opposite the site, is a smaller warehouse building on the corner of Gainsford Street and Horsleydown Lane. This has also been converted to residential accommodation.
14. The site has an open aspect to the west across the width of Tower Bridge Road. It faces the new development of Potters Field (One Tower Bridge).

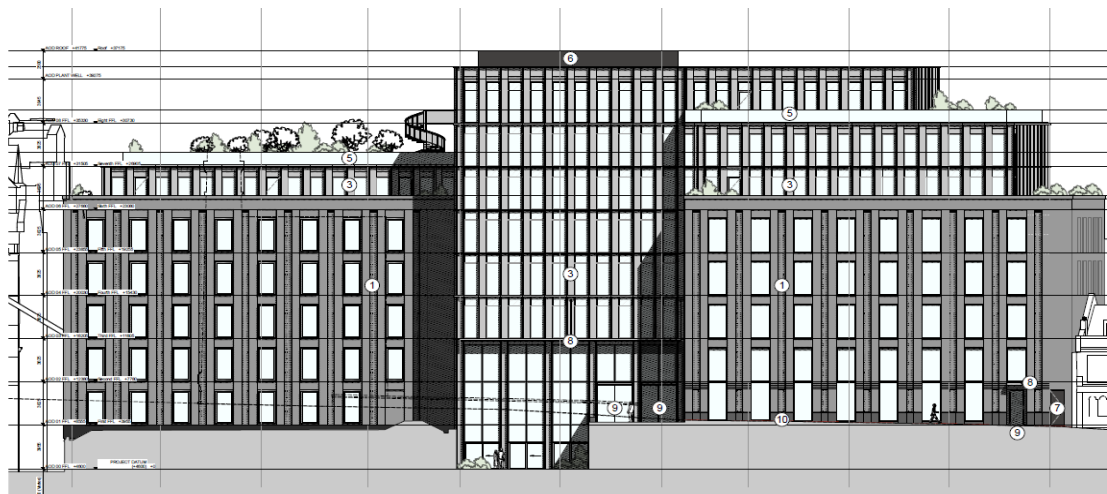
Details of proposal

15. The proposal is for:

- a) The recladding and upwards and sideways extension of the existing building.
- b) Creation of enhanced landscaping fronting Tower Bridge Road; and an enlivening of the entrance to the Site and the surrounding area along Horselydown Lane
- c) A total increase total floor space from 9864sq.m to 12,335 sq.m (an increase 2471 sq.m)
- d) An uplift in office floor space of 1018sq.m
- e) Flexible uses (A1/A2/A3/B1a/D1/D2) totalling 1893sq.m sq.m. for the ground floor (Horsleydown Lane) and the first floor (Tower Bridge Road entrance level)
- f) The flexible space includes 300sq.m of affordable workspace in the form of actively managed meeting and community spaces.



*Proposed 1st floor
Tower Bridge Road
level (red- mixed use
space; blue- office
space)*



West Elevation (facing Tower Bridge Road)

16. The existing sloping roof will be replaced by an extended façade. Above this an extension of one storey (closest to Tower Bridge) stepping up to three storeys (plus rooftop plant) further south will be constructed. This represents a maximum increase in height from 30.725 AOD- 41.755 AOD (i.e just over 11 metres) and an increase in the number of storeys from six to a maximum of nine.
17. The new storeys are to be set back from existing façades below to produce a pronounced shoulder line which is roughly equivalent to the height of the present building (but about 3.5m higher than the existing eaves of the building). The exception to this is the central portion of the entrance façade facing Tower Bridge Road which will not have any setbacks.

18. In addition to the rooftop extensions, the floor plates will be increased slightly in size along the central portion of the Tower Bridge Road facades. Internally a lift and service core is to be moved to allow for new floor arrangements.
19. The present basement contains 20 car parking spaces. All but one of these (which will become a disabled space) will be removed to make way for cycle parking, new services and extensive cycle parking.

Planning history

20. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
 1. Principle of the proposed development in terms of land use;
 2. Design, layout, heritage assets and impact on Borough and London views;
 3. Landscaping and trees;
 4. Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 5. Transport and highways;
 6. Noise and vibration;
 7. Energy and sustainability;
 8. Air quality;
 9. Archaeology;
 10. Health impact assessment;
 11. Socio-economic impacts;
 12. Planning obligations (S.106 undertaking or agreement);
 13. Mayoral and borough community infrastructure levy (CIL);
 14. Community involvement and engagement;
 15. Consultation responses, and how the application addresses the concerns raised;
 16. Community impact and equalities assessment;
 17. Human rights;
 18. Positive and proactive statement, and;
 19. Other matters
22. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

23. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
24. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (NPPF)

25. The revised National Planning Policy Framework ('NPPF'), published in February 2019, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
26. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
27. The relevant chapters of the NPPF are:
 - Chapter 2 - Achieving sustainable development
 - Chapter 6 - Building a strong, competitive economy
 - Chapter 8 - Promoting healthy and safe communities
 - Chapter 9 - Promoting sustainable transport
 - Chapter 11 - Making effective use of land
 - Chapter 12 - Achieving well-designed places
 - Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
 - Chapter 16 - Conserving and enhancing the historic environment

London Plan 2016

28. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
 - Policy 2.10 - Central activities zone (strategic priorities)
 - Policy 2.11 - Central activities zone (strategic functions)
 - Policy 2.12 - Central activities zone (predominantly local activities)
 - Policy 2.13 - Opportunity areas and intensification areas
 - Policy 2.14 - Areas for regeneration
 - Policy 3.1 - Ensuring equal life chances for all
 - Policy 3.2 - Improving health and addressing health inequalities
 - Policy 4.1 - Developing London's economy
 - Policy 4.2 - Offices
 - 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 5.8 - Innovative energy technologies
 - Policy 5.9 - Overheating and cooling
 - 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 5.15 - Water use and supplies
 - Policy 5.16 - Waste net self-sufficiency
 - Policy 5.17 - Waste capacity
 - Policy 5.18 - Construction, excavation and demolition waste
 - Policy 5.21 - Contaminated land
 - Policy 6.1 - Strategic approach (Transport)
 - Policy 6.3 - Assessing effects of development on transport capacity
 - Policy 6.4 - Enhancing London's transport connectivity
 - Policy 6.5 - Funding Crossrail and other strategically important transport

- infrastructure
- Policy 6.7 - Better streets and surface transport
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 6.12 - Road network capacity
- Policy 6.13 - Parking
- 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 and large buildings
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.11 - London View Management Framework
- Policy 7.12 - Implementing the London View Management Framework
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community Infrastructure Levy

Relevant Supplementary Planning Documents/Guidance

29. The relevant London-level supplementary planning documents and guidance documents are as follows:
- Mayor of London: Sustainable Design and Construction (SPG, 2014)
 - Mayor of London: Accessible London, achieving an inclusive environment (Saved SPG, 2004)
 - Mayor of London: Central Activities Zone (SPG, 2016)
 - Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)
 - Mayor of London: London View Management Framework (SPG, 2012)
 - Mayor of London: Transport Strategy (2018)
 - Mayor of London: Climate Change Mitigation and Energy Strategy (2010)
 - Mayor of London: Climate Change Adaptation Strategy (2011)

Core Strategy 2011

30. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:
- Strategic Targets Policy 1: Achieving growth
 - Strategic Targets Policy 2: Improving places
 - Strategic Policy 1: Sustainable development
 - Strategic Policy 2: Sustainable transport
 - Strategic Policy 10: Jobs and businesses
 - Strategic Policy 12: Design and conservation
 - Strategic Policy 13: High environmental standards

Southwark Plan 2007 (saved policies)

31. With the exception of Policy 1.8 (location of retail outside town centres), the council resolved in 2013 to 'save' all of the policies in the Southwark Plan 2007 unless they

had been updated by the Core Strategy. Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- 1.1 - Access to employment opportunities
- 1.4 - Employment sites
- 1.7 - Development within town and local centres
- 2.5 - Planning obligations
- 3.1 - Environmental effects
- 3.2 - Protection of amenity
- 3.3 - Sustainability assessment
- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.8 - Waste management
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.19 - Archaeology
- 3.22 - Important local views
- 3.20 - Tall buildings
- 3.31 - Flood defences
- 5.1 - Locating developments
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

Relevant local-level Supplementary Planning Documents

32. The relevant supplementary planning documents and guidance documents from the local development plan are as follows:
- Sustainable Design and Construction (SPD, 2009)
 - Sustainable Transport (SPD, 2010)
 - Section 106 Planning Obligations and CIL (SPD, 2015)
 - Sustainability Assessment (SPD, 2009)
 - Design and Access Statements (SPD, 2007)
 - Tower Bridge Conservation Area Appraisal

Emerging planning policy

Draft New London Plan

33. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Minor suggested changes to the plan were published on 13 August 2018. An Examination in Public (EIP) began on 15 January 2019 and the final session was held on 2 May 2019. The Inspector's report was published on 8 October 2019. However, the plan is the subject of a call in and its final publication will be delayed until later this year. Until the London Plan reaches

formal adoption it can only be attributed limited weight.

34. The following policies are most pertinent to this application:
- Policy SD4 - The Central Activities Zone (CAZ)
 - Policy SD5 - Offices, other strategic functions and residential development in the CAZ
 - Policy D1B - Optimising site capacity through design-led approach
 - Policy D2 - Delivering good design
 - Policy D3 - Inclusive design
 - Policy D7 - Public realm
 - Policy D8 - Tall buildings
 - Policy D9 - Basement development
 - Policy D10 - Safety, security and resilience in emergency
 - Policy D11 - Fire safety
 - Policy D13 - Noise
 - Policy E1 - Offices
 - Policy E2 - Providing suitable business space
 - Policy E3 - Affordable workspace
 - Policy E9 - Retail, market and hot food takeaways
 - Policy E11 - Skills and opportunities for all
 - Policy HC1 - Heritage and culture
 - Policy HC2 - World heritage sites
 - Policy HC3 - Strategic and local views
 - Policy HC4 - London View Management Framework
 - Policy G4 - Open space
 - Policy G5 - Urban greening
 - Policy SI1 - Improving air quality
 - Policy SI2 - Minimising greenhouse gas emissions
 - Policy SI3 - Energy infrastructure
 - Policy SI4 - Managing heat risk
 - Policy SI5 - Water infrastructure
 - Policy SI6 - Digital connectivity infrastructure
 - Policy SI7 - Reducing waste and supporting the circular economy
 - Policy SI12 - Flood risk management
 - Policy SI13 - Sustainable drainage
 - Policy T1 - Strategic approach to transport
 - Policy T2 - Healthy streets
 - Policy T3 - Transport capacity, connectivity and safeguarding
 - Policy T4 - Assessing and mitigating transport impacts
 - Policy T5 - Cycling
 - Policy T6 - Car parking
 - Policy T7 - Deliveries, servicing and construction
 - Policy T9 - Funding transport infrastructure through planning

New Southwark Plan

35. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 was consulted on until 17 May 2019. It is anticipated that the plan will be adopted in late 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the

emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

36.
 - IP1 - Infrastructure
 - IP2 - Community Infrastructure Levy (CIL) and Section 106 planning obligations
 - IP5 - Monitoring development
 - IP6 - Statement of Community Involvement
 - SP2 - Regeneration that works for all
 - SP4 - Strong local economy
 - SP5 - Healthy, active lives
 - SP6 - Cleaner, greener, safer
 - P11 - Design of places
 - P12 - Design quality
 - P14 - Tall buildings
 - P15 - Efficient use of land
 - P17 - Conservation areas
 - P18 - Conservation of the historic environment and natural heritage
 - P19 - Borough views
 - P20 - Archaeology
 - P26 - Office and business development
 - P28 - Affordable workspace
 - P38 - Business relocation
 - P39 - Access to employment and training
 - P46 - Public transport
 - P47 - Highways impacts
 - P48 - Walking
 - P50 - Cycling
 - P51 - Transport infrastructure improvements
 - P52 - Car parking
 - P53 - Parking standards for disabled people and mobility impaired people
 - P54 - Protection of amenity
 - P55 - Designing out crime
 - P60 - Trees
 - P61 - Environmental standards
 - P62 - Energy
 - P63 - Reducing waste
 - P65 - Environmental protection
 - P66 - Improving air quality
 - P67 - Reducing noise pollution and enhancing soundscapes
 - P68 - Reducing water use
 - P69 - Reducing flood risk

ASSESSMENT

Principle of the proposed development in terms of land use

37. The application site is located within the Central Activities Zone (CAZ); the Bankside, Borough and London Bridge Strategic Cultural Area; London Bridge District Centre, the Thames Policy Area and the Tower Bridge Conservation Area. The boundary of the site fronting Tower Bridge Road borders the Bankside, Borough and London Bridge Opportunity Area
38. London Plan Policy 2.10, Strategic Policy 10 of the Core Strategy and emerging Policy P26 of the New Southwark Plan identify sites within the CAZ as appropriate for

accommodating significant growth to meet business demand for inner London. The policies require development to maintain existing levels of business floor space, but where possible maximise the opportunities to increase office floor space whilst also bringing forward a mix of other complimentary uses to enhance the offer, vitality and long term vibrancy of inner London London Plan Policy 2.10,

39. Strategic Policy 10 of the Core Strategy and emerging Policy P26 of the New Southwark Plan identify sites within the CAZ as appropriate for accommodating significant growth to meet business demand for inner London. The policies require development to maintain existing levels of business floor space, but where possible maximise the opportunities to increase office floor space whilst also bringing forward a mix of other complimentary uses to enhance the offer, vitality and long term vibrancy of inner London.

Office space

40. The proposed scheme would deliver a high quality office development generating a significant uplift in office floorspace (1018sq.m) with the rest of the floorspace (9864sq.m) updated to meet modern Grade A office standards. It fulfils the principle of prioritising new development within the CAZ and Opportunity Areas. The principle of redevelopment is therefore strongly supported. The re-provision and enlargement of B1 office floorspace with high quality, modern and flexible office accommodation is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy, and meets the Core Strategy objective of increasing the number of jobs in Southwark.
41. As importantly, it should be recognised that the present office space is outdated and less than desirable. The proposal would result in the comprehensive updating of the existing office space to meet modern office needs, demands and environmental standards. In this respect updated an expanded office space is strongly supported by policy.

Mixed uses

42. Policy 2.10 of the London Plan sets out a strategic priority to support and improve the retail and leisure offer of the CAZ for residents, workers and visitors. The CAZ SPG reaffirms this, encouraging "active ground floor frontages where appropriate and supporting a mix of uses that contributes to the unique character of the CAZ including culture, leisure and tourism uses, retail and food/drink". The Southwark Plan and Core Strategy provide further support for realising the CAZ's potential as a centre for leisure, retail and culture.
43. The proposed flexible mixed uses (A1, A2, A3, B1A, D1 and D2) on the Horsleydown Lane frontage, the basement and on the entrance floor level on Tower Bridge Road in place of the current inactive frontages fall into this category and are therefore supported by policy. As encouraged by policy they would provide active and accessible frontages and space. This is entirely appropriate for an area that is an essential part of the cultural, tourist and leisure offer of London.
44. The mix of uses has been kept deliberately flexible. This is in line with the layout of the ground and first floor (main entrance level) of the building which includes a generous stair and hallway (to which the public will have managed access) spanning from the upper entrance level of the building down to the ground floor at Horselydown Lane This will allow for a 'market hall' approach to retail and other uses. It will provide an interesting and attractive space which adds to the attraction of the area and which is in line with policy.

45. The applicants have stated that a large (but so far unspecified) proportion of the space at Horselydown Place Level is likely to be reserved for a food hall with up to 25% of the food hall space reserved for independent pop-up food entrepreneurs at a 50% discounted rate. This fits in well with the Council's affordable workspace policy and can be explored further by a S106 agreement. Other spaces will be community/ meeting space (see section on affordable workspace below) which could also be used as a gallery/ small performance space.
46. Some concerns have been expressed by residents about the impact of such uses on residential amenity. This is dealt with in more detail in later sections of the report. It should be noted that some D1 uses, for example bars, nightclubs etc. have been ruled out by the applicant. This has been reinforced by a planning condition which also rules out these uses.

Affordable workspace.

47. Although not yet adopted, draft London Plan Policy E2 can be attributed weight in the assessment of this application. Policy E2 requires the provision of a range of low-cost B1 business space to meet the needs of micro, small and medium sized enterprises and to support firms wishing to start up and expand. The policy states "*development proposals for new B1 business floor space greater than 2,500sqm, or a locally determined lower threshold in a local development plan document, should consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium sized enterprises*".
48. Emerging Policy P28 of the New Southwark Plan deals with affordable workspace. Criterion 2 of the policy requires Major 'B Use Class' development proposals to deliver at least 10% of the floor space as affordable workspace on site at a discounted market rent for a period of at least 30 years. The policy recognises that there are many different forms that such space could take depending on the site location, characteristics and existing/proposed uses on site. Only where on-site provision would be impracticable are developers permitted to make an in lieu payment.
49. In this case, the policy applies to the uplift in office space. The affordable workspace would therefore constitute only a relatively small area within the development.
50. In response to this the applicants have offered just over 300sq.m on the ground floor of the building for events and short-term uses. The space available for
 - 30 hours per week for community groups, free of charge
 - 30 hours a week for hire/use by the office tenants in the main building, likely to be utilised for staff or corporate events.
 - 30 hours per week for hire by external companies e.g., corporates seeking central London space to host events or product launches.
51. The 30:30:30 split assumes that the space would be available for use between 8am and 9pm, 7 days per week. The use of the space for community groups, local people, business and start-ups would be provided free of charge, The developer is willing to accept an obligation via a S106 agreement that this arrangement is secured for at least a 30-year term.
52. In addition STAMP (Shad Thames Area Management), a group of stakeholders in and around the Shad Thames area which includes local residents, local businesses and Southwark Council, has requested access to a space in the building for events and exhibitions (to be provided free, without charge) and resources of up to £5,000 per year up to 2024 (£25,000 total) for the space to be created and maintained, including fees for consultants. In addition they have requested £5,000 for a feasibility study into a Shad Thames Business Network Initiative. Its aim would be to get the business

community working together for the good of the area and to contribute the strategic goals of the Council such as enhancing skills and improving employment opportunities, and creating a thriving local economy.

53. The request fits in very well with the aims of Emerging Policy P28. The precise details will have to be worked out via a S106 agreement, but the applicant is agreeable to the principle of providing for community space and for STAMP's needs as laid out above.
54. The S106 obligation would include a requirement for the owners to provide an annual report on how the affordability element is being used. In summary the measures proposed are a good fit for emerging Policy P28 and should be accepted.

Sustainability

Energy

55. 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. Proposals would be expected to achieve a 35% reduction against Part L of the Building Regulations (2010).
56. Core Strategy Policy 13 sets out Southwark's approach to ensuring that new developments tackle climate change, the approach is generally consistent with London Plan Policies whilst also requiring new commercial developments to meet BREEAM 'Excellent'.
57. A Sustainability and Energy Statement has been submitted with the application to demonstrate how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Lean', 'Clean' and 'Green' measures are proposed, in line with the GLA guidance on preparing energy statements, the Southwark Core Strategy (2011) and the Southwark Sustainable Design and Construction SPD.
58. The Sustainability and Energy Statement shows that the development would achieve a carbon saving of 58% as compared to Part L of the Building Regulations (2010), thereby exceeding the 35% reduction as required by policy. The CO2 saving is 67% as compared to the existing building. The savings will be achieved by a number of 'Lean' measures such as levels of insulation beyond Building Regulation requirements, optimised air tightness, efficient sensor-controlled lighting and ventilation, and mechanical ventilation supported by mechanical heat recovery units. The primary heating will be by way of an efficient air source heat pump system, with some energy supplied by a small amount on-site renewable technology in the form of photovoltaic cells.
59. The refurbished and extended building will be, in line with current best practice on sustainability, all electric. CO2 emissions have been assessed using National Calculation Methodology as per Part L2 of the Building Regulations which stipulates carbon emission factors for different fuel types, including grid supplied electricity. This shows that the building will produce 240.5 tonnes per annum of carbon dioxide. However, future occupiers may choose to source their electricity from a green tariff. This would enable the building to be carbon neutral in operation.
60. Overall, the proposals will achieve a very substantial reduction in carbon omissions as compared to the existing building (as laid out in paragraph 58 above). The scheme is not carbon neutral but will exceed current policy target targets for carbon reduction by some margin and has the potential to become carbon neutral in the future. Given that it

is more difficult to retrofit an existing building for zero carbon than it is to design a new building with the same target the estimated carbon output should be accepted. In addition it should be noted that retaining, reconfiguring, extending and re-cladding the existing structure is a sustainable design approach that reuses the embodied carbon within the existing structure.

61. As required by London Plan Policies 5.5 and 5.6, consideration has been given to the use of decentralised energy networks. In this case the nearest district heat network is over 1km away. Connection to this is not realistic.

BREEAM

62. Strategic policy 13 of the Core Strategy requires the development to achieve BREEAM 'Excellent'. A BREEAM Pre-assessment report has been undertaken (this is summarised within the applicant's Sustainability Statement) which demonstrates that an "excellent" standard will be achieved and that the development may achieve an 'Exemplary' standard. BREEAM Excellent meets the policy requirement and is therefore acceptable. A condition to secure this is attached. It should be noted that BREEAM covers all aspects of the building construction, waste minimisation, water use reduction and so on, such that it covers most aspects of London Plan policies.
63. Due to the shell-only nature of the retail portion of the development and the associated constraints with regards to the specification of highly efficient systems, BREEAM 'Very Good' has been targeted. This is in line with policy.

WELL certification

64. In addition, the building is being assessed for WELL certification. This is a leading tool for advancing health and wellbeing in buildings, promoting best practices within the industry to deliver a better environment for the building users.
65. With regard to this the applicants have said:

...Tower Bridge Court is pursuing certification using the WELL Building Standard®. This is the world's first standard focused exclusively on human health and wellness. The scheme includes features that help sustain both the environment and enhance people's health and wellbeing by using evidence-based wellness designs and technologies... it is anticipated that the WELL 'Gold' rating is achievable at the new build, with a potential to reach WELL 'Platinum' (the highest rating available

Measures that form part of the current design...include water dispensers on each floor, real-time monitoring of indoor air quality once the building in operation, connection to nature through external planting and seating on terraces as well as commitment to continuous provision of tenant engagement programmes like exercise or creative classes in the internal restorative space. The opportunity to provide this to all tenants is believed to enhance their relationship with the long-term health and well-being mission of the project and thus create a trickle-down effect on occupier's behaviour change and awareness. Similarly, being able to offer the benefits of enhanced air, water quality and exposure to biophilia to visitors as well as occupants would further contribute to promoting health and well-being in our everyday lives.

66. Whilst there is no policy requirements for WELL certification, the applicants' aspirations to achieve the WELL Building Gold Standard as a minimum is welcome.

Summary

67. In summary, the proposal will exceed the minimum target of a 35% reduction set out in London Plan Policy 5.2 by a considerable margin and is welcomed. BREEAM Pre-Assessments have been undertaken for both the new build and refurbished elements of the scheme and both indicate that the respective elements of the proposal can achieve BREEAM “Excellent”, in line with the targets set out in Core Strategy Policy 13.
68. Conditions are proposed to require the development to be constructed in accordance with details and measures set out in the Energy Strategy and for BREEAM certification to be obtained.

Design, layout, heritage assets and impact on borough and London views

Existing building and area

69. The existing building is an extremely sensitive position immediately adjacent to Tower Bridge and its accumulator tower and is prominent as key part of Tower Bridge Conservation Area in numerous views. It is large single townscape block in a somewhat dated ‘postmodern style’ in bright red brick and portland stone complete with a curved entrance feature on Tower Bridge Road in blue metalwork.
70. The style and materials of the building means that it stands out as slightly alien feature. This is further exacerbated by the fact that it stands back from Tower Bridge Road and is only connected to it by an access bridge across a lower void. Blank, inactive facades predominate at the lower Horselydown Lane level. These take away from the vibrant mixed-use character that has established itself elsewhere within this immediate part of the conservation area. However, in townscape terms the existing building sits reasonably comfortably within the area. It allows key buildings to stand forward, and the tough semi-industrial Victorian character of the overall conservation area to read strongly.
71. One objector has suggested that the original architects Cecil, Denny, Highton are noteworthy and that the design is pleasant and distinctive. However, the Tower Bridge Conservation Area Appraisal does not mention the building and Historic England, in their letter of representation on the scheme have noted that it is a ‘*detracting feature*’.
72. The building is within the immediate proximity of a number of designated heritage assets – including the Grade I listed Tower Bridge, associated Grade II listed accumulator tower with chimney stack (western boundary) and Tower Bridge Bridgemaster’s House (Grade II). The Anchor Public House, Horselydown Old Stairs, and Butlers Wharf West (all Grade II listed) are also located in the vicinity (north-east).

Policy

73. The increase in height of the building increase is appropriate given the site’s central setting and in recognition of the London Plan which encourages higher-density mixed use development at such locations. In this regard, it is noted that the site is located within the CAZ of London whereby the intensification and provision of enhanced office accommodation is specifically advocated. However, the building sits within the townscape of the Tower Bridge Road Conservation area and is within the setting of the iconic Tower Bridge itself- amongst other listed buildings.
74. Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. Section 72(1) of the Act, meanwhile,

states that: 'In the exercise, with respect to any buildings or other land in a conservation area.... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

75. More detail is given in Section 16 of the National Planning Policy Framework which requires the significance of heritage assets affected by development (Listed buildings and conservation areas) to be assessed, along with the effect of the development on that significance. Harm to significance is divided into two categories, '*substantial*' and '*less than substantial*' and *requires to be balanced against the public good that would be brought about by the proposal*.
76. There is a raft of London Plan and Southwark policies with regard to protecting conservation areas and with regard to achieving good design. More locally the special interest of the Tower Bridge Conservation Area is laid down in the Tower Bridge Conservation Area Appraisal adopted by the Council in July 2003. It has guidelines for its preservation and enhancement of the area. It notes the very tough warehouse architecture that predominates in the area, the tough brick materials and detailing, the scale of the buildings and '*extraordinary sense of enclosure*' that these bring to the narrow streets in the area.
77. Although the Tower Bridge Conservation Area Appraisal does not mention the building, it regards modern design within the area as generally successful and provides the following advice:
'The success of modern design in the Conservation Area comes not from aping the style of 19th century warehouses, but in building on the unique townscape opportunities of density and height that the historic development pattern affords. The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom. By consciously adopting a clear design ethos, such examples sit more happily in the Conservation Area.'
78. A more detailed The Shad Thames Management plan was produced by residents of Shad Thames area in conjunction with the Council in 2014. It sets out a *framework to protect, enhance and celebrate the features in and around Shad Thames which gave rise to its designation as a conservation area*. With regard to new development it says:
'New developments must, on the one hand, respect the scale and form of existing structures, and on the other hand, produce contemporary architecture of the highest quality.'
79. In the Thames Policy area, a tall building is defined as being over 25m in height. The existing building is just over 30m and will be increased in height by approximately 11m. Saved Policy 3:20 on Tall Buildings is therefore relevant.

The proposal

80. The proposal is to re-clad the existing building (including its rooftop level- currently set back at Horselydown lane but to be brought forward to the same plane as the façade below) in a brick skin that is more akin, in terms of its feel of mass and weight, to traditional warehouse buildings within the area. The base of the building is opened up between heavy piers to provide both a more active, interesting and open façade at Horselydown Lane and, again, to allude to the architecture of warehouse buildings. Above this, additional storeys plus plant are proposed. These new upper storeys are to have a lightweight architectural treatment in steel and glass to contrast with the heavier storeys below.
81. This contrast is further emphasised by a slight setback of the upper floors from those

below along Horselydown Lane. Upper storeys will not rise in one single mass, but are to be stepped back from the north where only one additional storey will be added, rising to three additional storeys, and then stepping down again towards lower buildings further south on Tower Bridge Road.

82. The entrance on Tower Bridge Road is to be emphasised by a large and generous full height entrance façade that gives way to a generous entrance hall that in turn leads to internal steps down to Horselydown Lane. The intention is that this façade will feel far more open than it does at present and that the route between the front and back of the building (Tower Bridge Road and Horselydown Lane) will feel open and will be able to be used by the public during building opening hours. This is reinforced by new landscaping at the void between Tower Bridge Road and lower parts of the building.

Scale and form

83. The additional storeys will add considerably to the bulk and height of the building and would make one of the tallest buildings in the conservation area. However, and even not allowing for a comparison to the One Tower Bridge development on the opposite side of Tower Bridge Road (as made in the applicant's documentation) this is an area of big tough buildings juxtaposed with smaller more intimately scaled buildings set within a narrow network of streets. To this extent the proposed development is not of an extraordinary scale- it is of the same order of height as the very large Anchor Brewhouse complex that sits right on the Thames immediately to the north of the site, and of further warehouse buildings along Shad Thames. CGI views are provided with the application (for example View 1 from Tower Bridge itself) shows the proposed building with still fit reasonably comfortably into this context. This is especially so given that the new storeys are to be tiered and will not be placed on the top of the building in a single mass.
84. The Conservation Area Appraisal notes that the traditional scale of buildings tends to reduce as one moves away from the river and suggests that modern development should do likewise. However, this is only partially true- big warehouse complexes, for example Eagle Wharf, exist away from the riverfront and are of comparable scale to the current proposal (albeit a little smaller). Once again, the proposed building is not extraordinary in this regard.
85. It should be noted that both the Conservation Area Advisory Group and the Design Review Panel were happy with the general scale and form of the development. Historic England have not objected to the application although they have raised concerns as follows:
'Whilst we welcome the design approach to provide a series of uncomplicated forms in brick with regular window openings, we are concerned about the scale of the building. In certain views in the context of Tower Bridge and the accumulator tower the scale and height of the proposed building diminish the prominence of the listed buildings, causing harm to their significance and to that of the conservation area...'
86. This concern is looked in more detail in the section on views and heritage assets below: It is worth noting however, that Historic England regard the harm to the significance of the affected heritage assets as 'less than substantial' and have suggested that the harm can be balanced against the public benefits of the scheme. They also state that *'the existing building on the site is of poor quality and its architectural detail detracts from the conservation area. We welcome its replacement in principle'*.



Detailed design:

87. The brick base of the building features simple openings and carefully considered and restrained detailing. In some locations, for example the rounded corner that faces Shad Thames, windows projected slightly beyond the main façade within elegant metal surrounds, although they are mostly recessed within deep reveals. The arches at the base of the building are expressed as weight bearing metal lintels and columns. This is considered to be a successful interpretation of the warehouse aesthetic that predominates in the area.
88. The choice of brick has been criticised by some objectors. However, the use of a dark blue engineering brick at ground and first floor levels with a lighter brick above has strong historic precedents and is often seen on historic warehouses. The lighter grey brick above will be similar in colour to the London stock that predominates in the area, but rather paler. This will allow existing buildings, for example the adjacent Accumulator Tower to stand out against a paler background.
89. The lightweight steel frame and glass aesthetic of the upper floors is deliberately restrained so as to form a relatively neutral backdrop and a contrast to the brickwork below. Nevertheless, the structural depth of the steel elements will add some interest and depth to this part of the façade. More drama is to be provided at the Tower Bridge Road entrance elevation where the steel and glass framing is brought right down the façade. This greater assertiveness is justified by the different, more modern context of the One Tower Bridge development opposite, the desire to emphasise the main entrance and to break what at present reads as a rather elongated elevation.
90. Overall, the detailed design of the re-clad building is an improvement upon the slightly 'out of place' architecture of the existing building and is a more sympathetic and better response to the existing characteristics of the conservation area. It gained the general support of the Design Review Panel (although they did suggest some improvements-which have been implemented by the scheme's architects). The detailed design also conforms with advice within the Conservation Area Appraisal that states:

'The most effective modern designs are those which employ a crisp simplicity of form and materials, echoing the functionality of the earlier environment in a modern idiom'.

Public Realm / landscaping

91. The reuse of the building does not allow for many improvements to the public realm. However, the more open façade at Horselydown Lane level and the semi-public route through the building are worthwhile improvements that will add to the experience of the area. In the paving around the building is to be improved via a S106 agreement and
92. In addition, a wider entrance plaza from Tower Bridge Road into the building is to be landscaped with trees and grasses. This will emphasise the entrance and provide welcome soft landscaping on this part of Tower Bridge Road.
93. The existing lightwell adjacent to Tower Bridge Road descending to Horselydown Lane level is to be re-landscaped with ferns and evergreen. It will be visible through the building from Horselydown Lane. This will add a small but worthwhile element of interest.
94. A S106 agreement has been agreed to repave the public footways around the building to make them safer and more attractive.
95. The roof terraces created by the tiered form of the building are to be attractively landscaped. Whilst the planting will provide a visual amenity the terraces will not be accessible to the public.

Tall Building considerations

96. At just over 30m in height the building is already a tall building as defined by policy. It will be increased in height by just over 11m. The site is located within CAZ where the intensification of development and tall buildings are supported in principle. Nevertheless, any tall building proposal is expected to comply with Saved Policy 3.20. The following sub-sections of this report assess the proposal for compliance with each of the requirements of Saved Policy 3.20. These requirements are detailed below:
97. *Positive contribution to the landscape:* Given the fact that the building almost the occupies the site, there is limited scope for improvements to the landscape. Nevertheless the creation of a well landscaped entrance plaza from Tower Bridge Road, together with a very large double height space and stairs within the building between Tower Bridge Road level and Horselydown Lane level (to which the public will have managed access) will encourage bring greater permeability and accessibility. The more active uses and permeability of the façade at Horselydown Lane level will also enliven the public realm.
98. *Point of landmark significance:* The site is a prominent one in a landmark location adjacent to the river and Tower Bridge. The building is and will be one of a number of similar, large-scale buildings that define the character of the area. It forms part of a wider group of buildings of similar heights which collectively identify Shad Thames as a key destination.
99. *Highest architectural standard:* As set out above, the architecture is derived from the architecture of existing warehouse buildings. The Design and Access Statement demonstrates that the building will have very refined and careful detailing. Subject to conditions, it should deliver a high-specification and attractive building which, unlike the existing building, responds to the character of the area.
100. *Relates well to its surroundings:* As set out above, although large-scale, the building will be of the same order of scale as large traditional warehouse buildings in the area. It sits within the same network of narrow streets that together with their buildings create a sense of enclosure that is absolutely part of the special character of the area.

101. *Positive contribution to the skyline:* The building is part of a group of buildings of similar height within the Shad Thames area. The additional storeys are tiered such that they step up from one storey to three in order to provide a more varied and less monolithic silhouette which does not overwhelm key heritage assets or over dominate in key views.
102. Overall, the proposal is for an up-to-date and very well conceived piece of architecture that satisfies the criteria of the tall building policy 3:20.

Effect on views and heritage assets.

103. The building, along with others, forms a backdrop to views of Tower Bridge from the north (Tower Bridge itself and north of the river) and from the west. In addition, there are small scale townscape views within the conservation area which are of importance. The application is accompanied by a Heritage Assessment including a Townscape and Visual Impact Assessment that looks at this matter in more detail.
104. In general it can be seen from the selected views that the extended building will fit comfortably into the mass of existing buildings in the area without standing out as conspicuously larger. The more careful choice of materials and detailing represents an improvement in this respect.
105. However, Historic England have criticised the scale of the building with regard to its effect on View 7 – looking north up Tower Bridge Road from the vicinity of its junction with Tooley Street towards Tower Bridge.

'In Viewpoint Assessment 7, one of the views that best captures the significance of the Grade I listed Tower Bridge, the distinctive silhouette of the bridge's southern bastion gate structure would be compromised by the proposed larger office building encroaching in its backdrop. In our view, this would undermine the primacy of Tower Bridge in this view, and compromise the viewer's understanding of the structure and its component parts. Harm to the significance of the listed structure would be caused'.



Existing and Proposed: View 7

106. This stance is not agreed. Whilst the proposal is for a larger building which will appear as such in views towards Tower Bridge, it will not impinge upon views of Tower Bridge itself to any greater extent, nor will it affect the silhouette of Bastion Gate as viewed from the south. The point is more relevant with regard to View 2 from Queens Gate at the Tower of London where the highest element of the proposal will form a backdrop to the Bastion Gate in place of the sky that exists at present. However, the proposal steps back in tiers such that this highest element will be somewhat in the background. The harm caused by its intrusion can be judged to be at the minor end of the '*less than substantial harm*' scale laid down in the NPPF.



Existing and Proposed: View 2

107. Historic England have also raised concerns with regard to the effect of the increased scale of the development on the listed Accumulator Tower and Chimney associated with the Bridge. These are impressively monolithic brick structures built to house the machinery that operated the Bridge. Prior to the construction of the present development in the 80's they must have stood out as singular objects on the skyline, contrasting in their utilitarian form with the more decorative features of the Bridge itself. However, the existing building now forms a backdrop that merges with the top of the accumulator tower and their presence is therefore diminished.
108. Views 5 and 6, from along Queens Walk by City Hall, show that the increased scale of the building provides a higher backdrop that further diminishes their presence. However, this mitigated to a large extent by the fact that the proposed extension is cut back to one storey in the immediate background of the Accumulator Tower and its chimney. This allows the chimney to continue to be silhouetted against the sky as a prominent foreground object. Further mitigation is provided by the choice of grey brick for the re-clad building which will provide a 'quieter' background to the tower and chimney as compared to the existing building.



Existing and Proposed: View 5

109. Some objectors have referred to harm to the Tower of London World Heritage Site. Whilst the view from the Tower of London and its environs will change to a small degree (as described above) the heritage assets affected by this change of view are not a part of the significance of the Tower of London. Harm to the significance of the Tower of London will not therefore accrue from this proposal.

Interface with accumulator tower

110. The present building directly abuts the lower elements of the listed accumulator tower. It does this in a straightforward and functional way with valley gutters and clad flashings. These will have to be replaced as a part of the recladding of the building. An informative has been added to make it clear that a listed building application will be required for this minor matter, once the proposed cladding details have been further developed.

Balancing heritage 'harm' and public good

111. Overall, it can be judged that whilst there are some heritage gains from this proposal, particularly in the way in which the architecture will relate to the character of the area, there will be some limited harm to setting of heritage assets. This is on the minor side of '*less than substantial*' harm as defined by paragraph 193 of the NPPF. In line with paragraph 196 of the NPPF any heritage harm has to be balanced against the public benefits of the proposal including securing the developments 'optimum viable use'.
112. In this case, the public benefits are a substantial upgrading and expansion of office space adding to employment opportunities and reinforcing the role of the area. The provision of mixed A and D uses will also reinforce the leisure and recreation and tourist role of the immediate area and will add vitality and interest. The affordable workspace offer of community / cultural space to be used in part by the residents and business organisation of STAMP is also a public benefit. Finally, the replacement of a dated façade with a high quality well detailed bespoke façade that responds to the character of the area, is a public benefit. These benefits are sufficient to outweigh the 'less than substantial harm to the setting of adjacent heritage assets'.

Summary

113. Overall, the more up-to-date and elegant architecture of the proposal will be more sympathetic to the existing tough character of the conservation area than the present building. The increased scale will cause to the setting of heritage assets of the Bridge, Accumulator Tower and Chimney. However, that harm is minor and can be balanced against the public good of bringing back the building into Grade A office use and in achieving a mix of uses that compliments the area.
114. The proposal therefore satisfies the Section 66 (1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 with regard to its effect on Tower Bridge Conservation Area and its listed heritage assets, and it satisfies Southwark and London policies with regard to design and heritage.

Transport

115. The NPPF requires transport issues to be an integral consideration in the determination of development proposals. It places emphasis on locating new development within accessible and sustainable locations, maximising sustainable transport opportunities, reducing parking provision, ensuring safe and suitable access to sites can be achieved for all users and maximising opportunities to enhance access and permeability. Transport policies are critical to achieving high quality public realm and place-making objectives. Paragraph 109 states
"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe". The implementation of this approach is supported by the policies in Chapter 6 of the London Plan.
116. The above approach is reinforced in the existing development plan policies for Southwark. Policy 2 of the Core Strategy 2011 states "We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create

safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution". Saved Policy 5.2 of the Southwark Plan 2007 seeks to ensure that developments do not result in adverse highway conditions, Saved Policy 5.3 requires the needs of pedestrians and cyclists to be considered, and Saved Policy 5.6 establishes maximum parking standards.

117. Further reinforcement is provided by emerging Policies P47 to P53 of the New Southwark Plan. These also identify the need to deal with transport effects during construction.
118. The current use of Tower Bridge Court is principally for B1 office use. It has 20 car parking spaces in the basement. The proposed redevelopment comprises an office extension of the existing building flexible, ancillary commercial uses at ground floor level with associated access, landscaping and cycle parking.
119. The building is bound on the north by Shad Thames. To the east, the site is bound by Horselydown Lane, which is gated at the northern end adjacent to Shad Thames; these gates are opened 0830 to 1100 in the morning and 1600 to 1800 in the afternoon to allow for servicing activity along Shad Thames. The principle office entrance to the building is from Tower Bridge Road which bounds the majority of the site to the west. The large internal servicing bay is accessed from Horsleydown Lane.
120. Public Transport and pedestrian links are excellent. This is reflected in a PTAL 6b for the southern end of the building (nearest London Bridge transport links). The northern half has a PTAL of 3. In practice, the difference in accessibility of the northern and southern part of the building site are slight.

The proposals

121. The existing use of the site results in a very low level of car use. The application proposes a car-free development, except for disabled parking provision.
122. Pedestrian access to the building will be retained from both Tower Bridge Road and Horselydown Lane, with additional access into individual units around the ground floor on Horselydown Lane and Shad Thames. Secure cycle parking facilities, along with showers, changing areas and lockers, will be provided within the basement area previously occupied by car parking in accordance with London Plan standards.
123. The uplift in specific office space will result in an additional 66 two-way trips in the AM and 57 two-way trips in the PM (by pedestrians, cyclists and from bus stops and train stations). With regard to the flexible, ancillary commercial space, the report notes that if used for retail and/or food and drink, this is not expected to lead to a material increase in trips to the local area. It is not expected that the flexible space will lead to a significant increase in trips to the local area in that such uses will be attractive to those already in the area, including existing commercial uses, local residential developments and tourists.
124. A Framework Travel Plan ('TP') has been prepared. The Framework TP has been produced in preparation for a Workplace Travel Plan when end-user occupiers become known (acknowledging that it is not expected that there will be a material use of cars in gaining access to the Site, given the accessible location, lack of dedicated car park and on-street controlled parking zone). At this stage, the TP therefore aims to influence a positive change in travel behaviour towards more sustainable modes (in accordance with national, regional and local planning policy objectives).

Servicing

125. The servicing area will remain at ground floor level accessed via Horselydown Road. It is a large servicing bay capable of taking two vehicles. In addition, on Tower Bridge Road immediately to the south of the site, there is a marked bay where there is no stopping Monday – Saturday 0700 – 1900 except for 1000 – 1600 where loading (max 20 mins) and disabled vehicles can park. This bay is approximately 35 metres from the site entrance on Tower Bridge Road.
126. Servicing trips have been investigated using industry approved standards. These show that the development may attract up to 32no trips (i.e 16no. each way) in relation to the flexible land uses, and an uplift of eightno.servicing trips for the office uses each day (i.e 4no. each way), up from 40no trips. The flexible use trips would be by small vans and the occasional lorry, and the office servicing trips would be by motorcycle, vans and occasional lorries.
127. A draft Delivery and Servicing Management Plan (DSMP) has been produced to show how these movements will be managed. The Framework sets out the key principles for delivery and servicing of the Site, noting that this will broadly remain as existing, with vehicles either using the existing loading bay on Tower Bridge Road or the area provided at the southern end of the Site, with access via a vehicle crossover on Horselydown Lane. It will restrict vehicle size, restrict deliveries to outside core hours, and will have a timed ticket system for deliveries.

Analysis

128. The present building is largely car free. Apart from disabled parking the development will be entirely car free. Given the excellent transport links and the relatively modest uplift in trips to the building, this is acceptable. The upgrading of basement facilities to meet policy requirements with regard to cycling is welcomed.
129. The Transport Team have advised that advice that the levels of forecasted net supplementary two-way vehicle movements would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads. Existing service bays within the building and on-street are considered adequate for the increase in servicing requirements as a result of mixed uses being introduced to the building. The provisions of the Delivery and Servicing Management Plan are supported and a condition has been added to require this document to be finalised and approved once the occupiers of the building have been identified.
130. To mitigate the impact of the development, a package of transport-related contributions will be secured through the Section 106 Agreement. These include upgrading of bus signage, and improvements to pavements adjacent to the development. They are detailed in the Planning obligations part of this report.

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

131. Strategic Policy 13 of the Core Strategy (2011) seeks to ensure that all development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 of the Southwark Plan (2007) states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted 2015 Technical Update to the Residential Design Standards SPD (2011) expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight

132. The increase in the height of the building will have an effect on the amount of daylight and sunlight received by existing buildings. This has emerged as the major concern of adjacent residents.
133. An extensive daylight and sunlight analysis has been carried out by the applicants. This shows that the majority of windows and rooms (80.8%) within the residential portions of surrounding buildings will continue to enjoy daylight that meets Building Research Establishment standards or will only experience a daylight reduction of 20% or less (20% is deemed to be 'unnoticeable to the human eye by the BRE).
134. However, the buildings immediately to the east of the site, Admirals Court and 2 Gainsford Street, are in close proximity to the site across the narrow Horselydown Lane. The increase in height of the proposed development will have an effect on the daylight and sunlight received by westward facing windows, rooms and balconies of these properties. This report therefore looks at the windows, rooms and balconies that face westwards within Admiral's Court and 2 Gainsford Street onto the site.
135. It is worth noting that the daylight survey work by the applicant's daylight specialist has been supplemented by further surveys of Admirals Court and Gainsford Court during the course of the application. As a part of this work the daylight specialist was able to gain access to the flats within these buildings. Residents were re-consulted on the results of this additional survey work.

The proposed site and surrounding area- daylight study



2 Gainsford Street

136. 2 Gainsford Street is a traditional commercial/ warehouse building on the corner of Gainsford Street and Horselydown Lane that has been converted to commercial use on the ground floor with two storeys of residential above. It lies immediately to the east of the southern portion of the site across Horsleydown Lane and immediately south of Admirals Court.

137. The building is already 'hemmed in' by the existing building of Tower Bridge Court (the subject of this application) such that almost all windows on its western façade do not meet BRE recommended standards with regard to 'Vertical Sky Component' (VSC). The additional height of the proposed scheme will further reduce daylight available to windows on this façade by between 10% and 50%.
138. 50% is obviously a large reduction. However VSC is solely a measure of the amount of sky visible from the centre point of a window. It takes no account of the size of windows within a room, whether the room has multiple windows, whether the room has windows on different facades (i.e dual aspect), or of the size of the room.
139. The 'No Skyline' (NSL) method measures the amount of unobstructed sky available to light a room at height of 850mm above floor level (i.e. at the height of a desk). It is expressed as a percentage. The number of windows, their size and position are all necessary to calculate this figure.
140. The NSL method is a more accurate reflection of the amount of daylight that would be lost as a result of a development. It is not always done because it is necessary to know the size and layout of the rooms in question. However, in this case the applicant's daylight specialist has been able to gain access to most flats within No.2 Gainsford Street and Admiral's Court (see below) when carrying out additional survey work, or have used available information (previous planning applications, estate agents details) to inform their calculations.
141. In this case, most rooms have multiple large and tall windows. In addition some rooms are dual aspect. The reduction in daylight as calculated by the NSL method is therefore small at between 0 and 10.2%. This reduction will not be noticeable to residents.

Admirals Court.

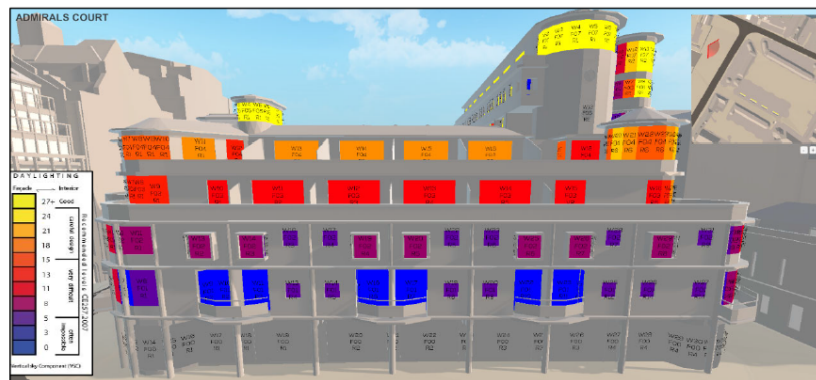
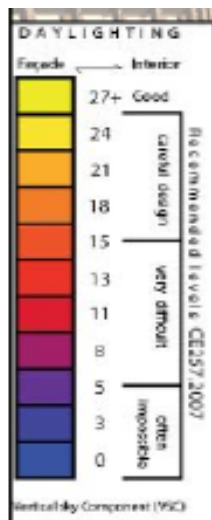


Figure 02 - Existing VSC Values

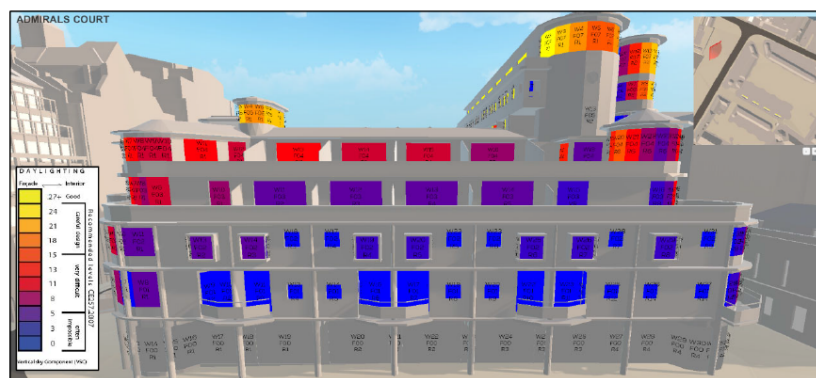


Figure 03 - Proposed VSC Values

142. Admiral's Court has smaller rooms and windows as compared to 2 Gainsford Street although some rooms are dual aspect.
143. The BRE recommends that a VSC figure of 27% provides adequate daylight to a window. It recommends that VSC values down to 15% can be acceptable '*with good design*'. Values lower than this are '*very difficult*' and '*often impossible*' if below 5%.
144. However this is very built up and dense area. Most existing street facing windows within the overall area achieve only between 10 and 15% VSC and some considerably less. The existing VSC values of Admirals Court are similarly poor. On the first floor, towards north west corner of the building existing VSC values are typically 15% whereas towards the middle they vary between 6% and 0% (i.e. as bad as it's possible to get under this measure). The worst rooms in this respect are the very small kitchens which are recessed into the façade of the building.
145. VSC levels will be lowered as a result of the development. This varies, with north corner rooms reducing typically from 15% to 4% (i.e. a 70% reduction). At the centre and south of the block VSC values are typically lowered from 4.4% to 1.9%, 4% to 0 % etc.
146. As with No2. Gainsford Street, the No skyline (NSL) method is a more accurate reflection of the amount of daylight that would be lost as a result of a development.
147. The NSL daylight figures for dual aspect corner rooms at first floor level will remain very good with plenty of light available from multiple windows facing multiple directions. Rooms within the centre and towards to south of the block will fare less well with typical reductions of 18.9 % down to 3.5%, 15.2% down to 2.1% and 3.5% down to 1% (i.e. approx. 70% reduction with regard to the last figure).
148. The same applies to the second floor above. Although these rooms, being higher up, receive more daylight than first rooms, they are still dimly lit with typical NSL figures of between 13-18% within the central portion of the building. Daylight will be affected with typical worst case scenarios being NSL reductions of 15.6% to 1.6 % (89% reduction), 18% to 7.5%, 12.9% to 0.8%.
149. There are also reductions with regard to the third floor. As before corner rooms are multiple aspect and are not unduly affected. Other rooms will see typical reductions in NSL from 48% to 28% or 44.8% to 21%. This change will be noticeable. However it is worth noting that a NSL of 15-20% of the area a room is a typical figure for the Shad Thames area.
150. The top floor of this block has dual aspect rooms which will continue to receive reasonable daylight.
151. Overall, there will be a large percentage reduction in daylight to 1st and 2nd floor west facing rooms within the Admiral's Court complex as a result of this scheme. However, whilst the BRE advice that a reduction of daylight of above 20% is likely to be noticeable, this is rule of thumb. It is less relevant for rooms that are already poorly lit where quite a small change in the overall amount of daylight within a room can be measured as a very large percentage change under NSL or VSC methodology. For example, and using the example in paragraph 146 above, a reduction the day lit area of a room from 3.5% of the area of the room to 1% of the area of the room will not make a large difference to the amount of light within it. However, this is a 70% reduction in daylight as measured using the NSL method- an apparently large change.
152. It is also important to note the unusual apartment layouts with Admirals Court. Flats span across multiple levels and are dual aspect with daylight available from a number

of directions. Living rooms, where residents will spend most of their daylight hours, either face east, away from the scheme, or face in two directions. They are not affected to any great degree by daylight loss.

153. The affected rooms are either small bedrooms (in one case the room is used as study and in another a dining room), or very small kitchens (too small to be fit for anything other for cooking purposes) set deep within the façade of the buildings. Due to their function, and size, both these room types tend to be used intermittently during the day. Less importance should therefore be attached to good daylighting within these rooms than to daylighting within the living rooms and kitchen / living / dining rooms of Admirals Court.
154. It is likely that Admirals Court was always designed to take account of daylighting. Smaller less habited rooms in need of less daylight were designed to face west across the narrow Horselydown Lane because light from this direction was always going to be limited by the narrowness of the street pattern, whilst living rooms were designed to face across the wider space of the courtyard of Admirals Court. Such reasoning remains relevant to a consideration of the current scheme.
155. In summary, there will be large reductions in measured daylight received by rooms on the façade of Admirals Court that faces towards the development. Given the poor daylight already received by these rooms this reduction will be very noticeable in many instances, but less so as compared to similar percentage reductions in better lit rooms. The rooms are also secondary, and are inhabited less intensely and for fewer daylight hours than the living rooms within Admiral's Court- all of which will retain adequate daylight. In addition it should be noted that the retained daylight levels will remain comparable to other flats in the area (which are, given narrow streets lined with tall buildings, quite low, and not comparable to the suburban levels of daylight which forms the basis of BRE standards).
156. Given the context laid out above the reduced daylight levels to small west facing rooms within Admirals Court should be found acceptable.

Other buildings

157. Other buildings, Eagle Wharf to the east, and Lancaster House, and Tudor House to the west will experience minor transgressions from the BRE Guidelines which will affect a small number of rooms. The impacts on these properties are considered to be acceptable.

Sunlight

158. The situation with regard to the effect of the development on sunlight is broadly the same with regard to its effect on daylight in that the noticeable effects are on the residential buildings of Admirals Court and 2 Gainsford Street.
159. The Building Research establishment recommend that a window will be adversely affected if it receives less than 25% of Annual Percentage Sunlight Hours (ASPH) during the whole year, of which 5% should be in the winter period, and experiences a reduction of 0.8 or more of its former sunlight hours, or has a reduction in sunlight for the whole year of more than 4% APSH.
160. A total of eleven windows in west facing façade of Admirals Court would fail this standard as a result of the development. All but one of these are on the second floor (first floor windows do not in general meet the guideline standard). Four of these would have minor transgressions with seven of these experiencing moderate or greater transgressions. The affected windows serve small bedrooms or kitchens and not main

living areas. The transgressions should therefore be regarded as acceptable.

161. Due to multiple windows, all rooms within 2 Gainsford Street would continue to meet BRE Guidelines with regard to sunlight.
162. BRE guidance also exists with regard to outdoor amenity space (i.e. balconies and terraces). It states:

'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable'
163. Admirals Court contains long thin balconies facing the development on the 3rd floor. Apart from the flat on the southern corner of the Admirals Court, the balconies comprehensively fail BRE guidelines at present. Only between 4 and 8% of the areas the balconies are lit by sunlight on the 21st of March (corresponding to a lit area varying between 0.32sq.m to 1.17 sq.m from balcony to balcony). These areas are not likely be used for sunlight enjoyment as the sunlit areas are small and the sunlit area is well below the 50% of the total area recommended by the BRE.
164. The sunlit areas on each balcony would disappear as a result of the scheme. Given the small areas that receive sunlight at present, this loss, is not large and is considered acceptable in this urban location.
165. The southern flat referred to in the paragraph 157 above has a very large balcony. It would experience sunlight loss, but would continue to meet BRE guidelines of at least 50% of its area lit by sun on the 21 of March.
166. The fourth floor of Admirals Court has large balconies facing the development. All also fail BRE Guidelines at present; although with the exception of a balcony in the middle of the block, they come quite close to meeting the guidelines.
167. Of the six balconies, all but the middle one would have between 32 and 40% of their areas lit by sun on the 21 of March. Whilst this below the 50% recommended by the BRE, the percentage reduction in lit area is below 20% in three of the cases (such that the reduction is unlikely to be noticeable according to the BRE) and just over 20% in two others. Given that the balconies are large and that they will retain reasonably generous sunlit areas, these transgressions from the BRE guidelines should be accepted.
168. Only 0.65sq.m of the balcony in the middle of the block is lit on the 21 of March at present. This will reduce to 0.51sq.m. Although this is a reduction of just over 20% it is unlikely to be noticeable.
169. In summary (and again as with the effect of the scheme on daylight), rooms and outdoor spaces within the Admirals Court complex will fail BRE guidelines with regard to sunlight as a result of the scheme. Given the relatively small number of windows affected and the secondary nature of the rooms served by the windows, the effect of the scheme on sunlight received by these rooms should be accepted.
170. Again in summary, the smaller west facing balconies within Admirals Court would receive no sunlight as a result of the scheme. However they receive extremely limited sunlight at present. Larger balconies would receive some sunlight reduction but would meet or come very close to meeting BRE guidelines.

171. An objector has stated that sunsets would not be visible from the properties anymore. This has not been specifically measured and may or may not be the case. However it is not a planning matter.

Noise

172. Noise from the normal use plant is expected to have a low impact on the nearest noise sensitive receivers, according to the methodology of BS 4142:2014. Noise from the emergency use plant is not expected to have a significant adverse impact on the nearest noise-sensitive receivers during routine testing. Noise emission will therefore be acceptable.
173. Conditions have nevertheless been applied to ensure that plant noise levels comply with the predictions laid down in the noise assessment.
174. The assessment does not consider the noise impact of the proposed uses on surrounding residents. A1 (retail) A2 (financial services) and A3 uses (cafes and restaurants) are to be expected in this area and can be managed, including by a restriction on operating hours before 8:00am and after 11:00pm. This is especially the case given that permission for A4 (pub) use is not being sought. A condition restricting operating hours has therefore been added to the recommendation. .
175. D1 and D2 uses require more careful consideration. Some forms of D1 use for example art galleries, exhibitions, education and training are included as a part of the mix. These are unlikely to result in undue noise or disturbance issues. Some D2 uses such as Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall are specifically excluded. However it is suggested that the space may be used for 'Performances / cultural events'. There is potential for disturbance from some remaining D2 uses, both from music from the premises and dispersal of people.
176. The applicants have not provided a breakdown of the extent of each of these uses, and want to keep the exact use flexible at present. They have suggested that *'noise emitted from D1/D2 uses may be controlled through management, the application of noise limits, and the provision of sound insulating constructions. The specific provisions will be dependent on the usage but will be selected to minimise the risk of disturbance to neighbouring noise-sensitive properties so that the occupants do not suffer any loss of amenity.'*
177. It is recognised in a large space provide by the building that occasional small scale music recitals, film viewings would add to the interest of the space and to the interest of the area. A condition has therefore been added to require the approval of a plan for the management of D uses, to include hours and frequency of operation, noise limits, and mitigating features such as location within building and sound insulation.

Lighting

178. The council's environmental protection team have recommended that any external lighting adhere to the guidance issued by the Institute of Lighting Professionals in order to limit light pollution. No external lighting is proposed at this point in time, but a condition is recommended that will allow for this issue to be reviewed should external lighting be introduced as the detailed design is developed.
179. While the new cladding would introduce a larger amount of glazing, this is offset by the improved glazing specification and by lighting features that are prevalent in modern office building, including low-energy lighting and zonal sensors to ensure that lighting is only in use when absolutely necessary. These measures are described in the submitted sustainability strategy.

180. It is not considered that the increased extent of glazing would generate any material harm to the amenity of neighbours or the area

Privacy and overlooking

181. Respondents have objected to the loss of privacy for residents that would be caused by the scheme. However, existing windows within the building are in close proximity to nearby properties such that balconies of these properties can not be regarded as private at present. Nevertheless a condition has been added to make sure that the detailing of the roof terrace balconies on the building will not allow overlooking.

Air quality

182. The air quality impacts associated with the proposed mixed-use development at Tower Bridge Court have been assessed. The development will consist of retail, office and flexible uses. The proposed development will have an emergency backup diesel-fired generator to provide electricity during power outages.
183. Tower Bridge Road is a busy road, and monitoring by the London Borough of Southwark has shown air quality to be poor. An assessment of the emissions from the generator plant has demonstrated that the off-site impacts of these emissions will be negligible. On-site, the emissions from the plant will not lead to any areas of Tower Bridge Court experiencing unacceptable air quality.
184. During the construction works, a range of best practice mitigation measures will be implemented to reduce dust emissions and the overall effect will be 'not significant'. Mitigation measures have been set out in this report, to be included in the Dust Management Plan for the works. This will be further ensured by planning conditions.
185. Overall, the construction and operational air quality effects of Tower Bridge Court are judged to be 'not significant'. The proposed development has also been shown to meet the London Plan's requirement that new developments are at least 'air quality neutral'.
186. Ducts are to be incorporated within the floor plates to allow food/ cooking smells from the mixed use area at Horselydown Lane to be vented at building roof level.

Noise and dust and traffic during construction

187. The building work will inevitably cause disturbance for residents and users of the Shad Thames area.
188. A detailed Construction Management Plan was submitted during the planning application process. The Plan shows how this disruption has been minimised. It covers the following topics:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - working hours
 - a scheme for recycling / disposing of waste resulting from demolition and construction works
189. Residents were also consulted on this via re-consultation letters (although not any

specific consultation events or meetings by the applicant), and the applicant discussed the plan with ward councillors and shared the headline of the plan with STAMP.

190. The council's specialist transport and environmental protection sections have also been consulted. Both have found the document to be comprehensive, thorough and to a good standard. They are satisfied that the plan will minimise disruption.
191. A condition has been added to ensure adherence to the plan.

Ground conditions and contamination

192. Foundations will be needed for a new stair and lift core. Other than this there will no ground disturbance.
193. The immediate area within which the site sits was first developed for housing in the mid eighteenth century. It subsequently became a large brewery in 1879 (although brewing probably took place before this). The site was the location of warehouses for the storage of beer barrels. A basement was dug out when the present office building was constructed in the 1980's.
194. Due to the very small area of ground to be disturbed for the formation of the new core of the building, and the previous land use history of the site, contamination is not likely. Nevertheless a cautionary condition has been added requiring that works cease in the event of that contamination is found until a remediation strategy has been agreed.

Water resources and flood risk

195. The proposed development involves modifications of an existing building at 224-226 Tower Bridge Road. The site is within Tidal Flood Zone 3a. It is protected by the Thames Tidal Defence System which aims to prevent the effects of tidal flooding, although should these be breached the basement level would be inundated and the ground floor (Horselydown Lane) flooded to a depth of 1.2m. Other forms of flood risk are low.
196. The extended building will be used for commercial offices and retail. These are classified as "less vulnerable" uses with regard to flooding in the NPPF. As laid down in the NPPF and the Southwark SFRA, the proposed land uses are acceptable for Flood Zone 3a.
197. As with all developments there is nevertheless a policy requirement to reduce water run-off. The London Plan 2016 states that greenfield run-off rates should be targeted where possible and, in the event that this is not possible for existing brownfield sites, a 50% reduction of the existing surface water discharge rate should sort as a minimum.
198. The development will take place within the boundaries of the existing site and internal and outdoor areas will remain as existing.
199. The new drainage strategy will nevertheless reduce the run-off discharge rates into the existing combined sewer. The impermeable ground conditions and the very high water table (a consequence of being right next to the River Thames), are such that greenfield run-off rates cannot be easily achieved. Given this, and given this is a refurbishment of an existing building, a 50% reduction against the current 1 in 100 year return rate (92.5/s), for all rainfall events up to the 1 in 100 year event plus climate change is proposed.
200. In order to achieve these mitigated rates, Microdrainage quick storage estimates the required attenuation volume to be around 34m³, which will be provided by a

combination of one or more of the following methods: blue roof, green roofs and temporary storage tanks. The use of flow controls will also be required.

201. To mitigate the low risk of flooding, conditions have been applied to details of the attenuation methods to be submitted for approval.

Archaeology

202. The site is considered to hold moderate to high potential for prehistoric remains, with the potential survival of geo-archaeological deposits from the Mesolithic to Iron Age periods below the formation level of the existing central part of the basement. This part of the basement is where the proposed new core will be situated.
203. Due to the site's location within an Archaeological Priority Area and a Conservation Area, its proximity to Grade I and II Listed Buildings, the high potential for encountering prehistoric remains, and in light of partial loss of potential archaeological remains through the excavation of a new core within the basement, some further archaeological mitigation is likely to be deemed necessary. A condition requiring an archaeological watching brief has therefore been added.

Ecology

204. The site is not of ecological value and is not located within close proximity of any designated sites. Nevertheless, Policy 5.11 of the London Plan 2016 and Saved Policy 3.28 of the Southwark Plan 2007 require development to create opportunities to enhance ecology and biodiversity.
205. The applicant has submitted an ecological appraisal that found the site to be of generally low ecological value but with high potential to support nesting birds in the small areas of existing shrubbery on the Site. Accordingly, the report recommends that landscaping proposals include similar areas of shrub and tree cover as well as bird boxes targeted at locally important, BAP, and generalist species (see submitted Landscaping Plan). The report also notes that site clearance should be performed outside the bird nesting season, unless following a breeding bird survey by a suitably qualified ecologist (controlled by way of a planning condition). In conclusion the ecology appraisal therefore considers that there are no overriding ecological constraints to the redevelopment of the Site.
206. The applicant proposes to achieve this through landscaping of roof. The council's ecologist has assessed the ecology report provided by the applicant and concurs with the findings and proposed enhancement.

Planning obligations (S.106 undertaking or agreement)

207. Saved Policy 2.5 'Planning Obligations' advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 is reinforced by the Section 106 Planning Obligations and CIL (SPD, 2015), which sets out in detail the type of development that qualifies for planning obligations.

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		

Affordable workspace provision	<ul style="list-style-type: none"> - 300sq.m on the g.f of the building reserved for events and short-term uses and free to community groups for a minimum period of 30hrs per week for 30 years. - Up to £25,000 for STAMP (Shad Thames Area Management) for access to and the creation and curation of space within the development for events; - Up to £5,000 for a feasibility study into a Shad Thames Business Network Initiative. 	Agreed
Transport and Highways		
Highway works	Enter into S.278 agreement with the Council (Highways authority) for the reconstruction of the footway segment flanking this site on Horselydown Lane, repair/resurfacing of Horselydown Lane to remove the uneven surface and the areas prone to ponding on it and, modifications to Horselydown Lane/ Gainsford Street junction, encompassing raised table and junction entry treatment plus resurfacing around it to eliminate ponding.	Agreed
Public transport improvements.	Southbound bus countdown facilities, up to £30,000	Agreed
The Environment		
Archaeology monitoring/ supervision fund	£3,389.00	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

In the event that a satisfactory legal agreement is not entered into by 30 April 2020, it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations through the completion of a legal agreement fails to ensure the adequate provision of affordable workspace, highway works and other contributions to mitigate the impacts of the scheme contrary to saved policy 2.5 planning obligations of the Southwark Plan 2007; strategic policy 14 delivery and implementation of the Core Strategy 2011 and the Planning Obligations and Community Infrastructure Levy Supplementary Planning Document 2015”.

Mayoral and borough community infrastructure levy (CIL)

208. The Site is defined as falling within Charing Zone 1 of the Southwark CIL area whereby a Levy of £76/sq.m is applicable for offices and £136/sq.m for retail.
209. The London Borough of Southwark falls within the MCIL2 'Charging Zone 1' with regard to the London Mayoral CIL2 Levy – in relation to the new build uplift associated with the extension to the existing building (in accordance with Community Infrastructure Liability Regulation 2010 (as amended) whereby development involving the creation of new build office floor space is subject to a CIL Levy rate of £165/sq.m and new build retail at £185/sq.m (with reference to 'Table 1: Mayoral CIL2 Charging Zones and Rates').
210. The Mayoral and Southwark Community Infrastructure Levies (gross, pre-relief and subject to indexation) will be £454,590.50 and £195,871.20 respectively. Thus, the anticipated CIL receipt for this proposed development is circa £650,561.70. It should be noted that this is an estimate, and the floor areas including ancillary areas will be checked when CIL Additional information and Assumption of liability forms 60 are submitted after planning approval has been obtained.

Community involvement and engagement

211. Political stakeholders, community stakeholders, businesses and local residents have been consulted on the proposals for Tower Bridge Court prior to the planning application being submitted. The consultation has included pre-submission exhibitions. Alongside the exhibition, Steering Group meetings, business owner meetings, a public drop in and an Artisan Market pop-up were also held to update local residents and stakeholders on the proposals.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

212. Over 600 consultation letters were sent out by the Council to businesses and residents in the surrounding area. In addition residents were re-consulted over additional daylight and sunlight information and again to clear up confusion over the description of the development as it appeared on the Council's website. In response 50 plus objections were received from residents in the area. This includes letters from planning consultants and lighting specialists on behalf of residents of Admirals Court and 2 Gainsford Street (opposite the site) and from residents associations. In addition four letters of support were received from businesses in the area.
213. Summarised below are the material planning considerations raised by members of the public.
214. Principle of development and proposed land uses:
 - Concern expressed at an over-provision of café/ bar A3 uses within this area leading to anti-social behaviour and noise. This could be exacerbated by the development proposals.
 - Mixed use concept will not do anything for the community
 - The development is not within the Central Activities Zone (CAZ) and therefore mixed uses and an increase in floor area is not justified (NB The CAZ was extended in 2016 to take in the Shad Thames area).
 (see paragraphs 37-54)
215. Design quality and site layout and heritage:

- Existing design is by a known architect and should be valued.
 - The proposal is overlarge and will hence harm the character and appearance of the conservation area, and the setting of Tower Bridge with its accumulator tower and chimney. This includes the heritage assets as experienced from viewpoints across the river. The Tower Bridge World Heritage Site will be affected.
 - Chosen bricks will be very dull and will reduce light levels further.
- (see paragraphs 69-114)

216. Neighbour amenity impacts:

- Impact of increased height of the building on daylight and sunlight received by dwellings in close proximity to the development
 - strain on community facilities
- (see paragraphs 131-186)

217. Transport, parking, highways, deliveries and servicing matters:

- concern that the increase in service traffic will cause disturbance
 - inadequate service access
 - increase in pollution as a result of increase in service traffic.
 - loss of parking
 - emergency services should be consulted over the construction management plan
- (see paragraphs 115-130)

218. Environmental impact during the construction phase (noise, dust and dirt etc.):

- Construction will produce noise and dust and have a detrimental effect on nearby residents.
- (see paragraphs 187-191)

219. Security and prevention of anti-social behaviour:

- See above re mixed uses.

220. These matters are addressed comprehensively in the relevant preceding parts of this report.

221. It is also worth noting that applicant carried out a digital campaign that ran from 06/11/19 to 28/11/19. This resulted in 4,508 visits to the campaign website, 1,234 people sharing their views and 5,970 votes cast on aspects of the scheme.

222. The campaign was designed to portray the scheme in a positive light. In addition the geographical spread and type of voter is not clear. Nevertheless it is worth noting that the applicant reports that 66% of respondents either supported or were neutral about the project and that there over 300 supportive comments or ideas (along with 87 concerns). Support was expressed for the idea of a food hall on Horselydown Lane, along with community accessible space. Some concern was expressed with regard to building height but this was not an overriding theme.

223. Both Southwark Design Review Panel (DRP) and the Conservation Area Advisory Group (CAAG) reviewed the scheme. The DRP (commenting on a pre-application version of the scheme) supported the general scale of the proposals but thought that the architecture needed to be simpler and more coherent. The scheme has been revised as a result of the comments. There has also been a slight reduction in building height.

224. CAAG did not object to the loss of much of the building and in general were happy with the increased height and bulk although they recognised that there would be daylight issues for adjacent residents. The new internal route through the building was particularly appreciated. The lightweight upper parts of the building were supported,

although the group felt that the use of a grey brick at lower levels would be unnecessarily 'dour'. Pedestrianisation of Horselydown Lane was suggested along with areas of granite paving extended in this location.

225. The scheme has not been revised as a result of the comments although a S106 agreement has been agreed for repaving the footways adjacent to the scheme. The precise materials to be used, including choice of bricks for the facade, can be agreed by condition.

Consultation responses from internal and divisional consultees

226. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

227. Environmental Protection Team:

- No objection has been raised by the EPT at LBS, but a series of conditions are recommended to help mitigate impacts associated with air and noise:
- Clarification has also been requested with regards to assessing the potential worst case D1/D2 uses envisaged in terms of noise impact. Provisionally, it was suggested that this could be controlled by restricting the hours of use of the space to 08:00 - 23:00.
- Recommendation that a precautionary condition is applied with regard to contamination.

Officer response to issue(s) raised:

- Conditions to be applied.
- A management plan is to be required by condition to control D1 and D2 uses.
- Precautionary condition re contamination applied.

228. Transport team:

- No objection has been raised by the Transport Team at LBS. However a list of recommended planning conditions were proposed.

Officer response:

Noted. Recommended planning conditions have been applied.

229. Local Economy Team:

- support affordable workspace contribution

Officer response to issue(s) raised:

Noted

230. Flood Risk Management Team:

- No overriding concerns.

Officer response to issue(s) raised: Noted

231. Archaeology

- No objection raised. Planning conditions recommended should permission be granted

Consultation responses from external consultees

232. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

233. TfL

- No objection raised, with the trip generation data considered an acceptable methodology within the submitted Transport Assessment ('TA'). TfL have confirmed that the development will have no significant impact on the Transport for London Road Network ('TLRN'). However, TfL have requested that an additional 48 cycle spaces are provided (including 24 long stay and 24 short stay spaces equating to 180 spaces overall). Conditions are also recommended on the submission and approval of a Construction Logistics Plan, and on a Delivery and Service Plan.

Officer response

- Scheme amended to meet TfL cycle requirements
- Detailed construction plan has been submitted and has no objections from TfL
- Delivery and service plan to be required by condition

234. Environment Agency:

- No objection raised, informative should be applied stating the following: Under the Environmental Permit (England and Wales) Regulations 2016 a Flood Risk Activity Permit ('FRAP') will be required for any enabling works for the storage of materials and/or scaffolding for any building within 16m of a tidal main river.

Officer response to issue(s) raised:

Noted: informative to be applied.

235. Thames Water:

- No objections raised; informative recommendations provided should planning permission be granted regarding management of waste water.

Officer response to issue(s) raised:

Noted: Informative to be applied.

236. Historic England:

- Historic England ('HE') have highlighted that an overall reduction in height would better safeguard the significance of the adjacent heritage assets. Nonetheless, HE deems that the overall harm is 'less than substantial', and that LBS should consider the public benefits of the scheme, weighed against harm in accordance with paragraph 196 of the National Planning Policy Framework ('NPPF').

Officer response to issue(s) raised:

Noted. The report considers heritage harm against public benefit to justify the scheme.

237. Metropolitan Police:

- This development is suitable to achieve Secured by Design accreditation, and in order to assist the development with achieving Secured by Design standards, I would seek to have a condition stating, 'The development must adhere to the principles and physical security requirements of Secured By Design' attached to any permission that may be granted in connection with this application. I would seek for this to be a two-part condition: pre-commencement of works and pre-occupation.

Officer response to issue(s) raised:

Noted. Condition to be applied

238. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

239. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
240. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
241. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
242. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

243. 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.
244. This application has the legitimate aim of providing extended and enhanced office space, mixed use space, additions and alterations to a currently vacant office building. 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.

Positive and proactive statement

245. 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.
246. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

247. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

Conclusion

248. The refurbishment and expansion of an existing office building to provide increased and improved Grade A office space plus mixed uses is strongly supported by policy. It will support the office, tourist and leisure economy of this part of the Borough and lead to an uplift in the number of jobs on site, amongst other public benefits.
249. The replacement of the dated office facades will result in an overall improvement to the character of the conservation area and will result in considerable improvements to the building's environmental performance. BREEAM Excellent will be achieved and the building has the potential to be zero carbon. This presents a considerable improvement upon the building's current energy performance and exceeds the requirements of policy.
250. The larger size of the building will mean that it will stand out as more prominent in the conservation area and that it will impact upon the setting of nearby heritage assets including Tower Bridge. The small amount of heritage harm resulting from this can be balanced against the public good resulting from the proposal.
251. The building will also reduce the daylight and sunlight received by nearby dwellings. However the rooms affected are smaller secondary rooms which receive limited daylight at present. Given the very urban existing context with its attendant low daylight and sunlight levels, this change should be regarded as acceptable.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP 165-224 Application file: 19/AP/1975 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Martin McKay, Team Leader		
Version	Final		
Dated	10 January 2020		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		17 January 2020	

APPENDIX 1

Appendix 1: Consultation undertaken

Site notice date: n/a. 01/08/19

Press notice date: n/a.

Case officer site visit date: 01/08/19

Neighbour consultation letters sent: 01/08/19, 24/10/19, 06/12/19

Internal services consulted

Highways Development and Management
Waste Management
Archaeology
Urban Forester
Archaeology
|Transport Team
Flood Risk Management team
Local Economy Team
Planning Policy

Statutory and non-statutory organisations

Environment Agency
Thames Water
Transport for London
Great London Authority
Metropolitan Police Service (Designing Out crime)
Historic England
TFL
Design Review Panel (at the pre-application stage)

Neighbour and local groups consulted:

9 Eagle Wharf Court 59 Lafone Street London	Flat 12A Admirals Court 30 Horselydown Lane
2 Eagle Wharf Court 59 Lafone Street London	Flat 19 Butlers Wharf West 40 Shad Thames Units 3 And 4 First Floor Eagle Wharf Court
44 Eagle Wharf Court 59 Lafone Street London	59 Lafone Street
46 Eagle Wharf Court 59 Lafone Street London	1 Eagle Wharf Court 59 Lafone Street London
45 Eagle Wharf Court 59 Lafone Street London	3 Eagle Wharf Court 59 Lafone Street London
58 Eagle Wharf Court 59 Lafone Street London	5 Eagle Wharf Court 59 Lafone Street London
Flat 11 Knights House 75 Gainsford Street	4 Eagle Wharf Court 59 Lafone Street London

17 Eagle Wharf Court 59 Lafone Street London	57 Eagle Wharf Court 59 Lafone Street London
16 Eagle Wharf Court 59 Lafone Street London	59 Eagle Wharf Court 59 Lafone Street London
18 Eagle Wharf Court 59 Lafone Street London	Flat 2 2 Gainsford Street London
20 Eagle Wharf Court 59 Lafone Street London	Flat 1 2 Gainsford Street London
19 Eagle Wharf Court 59 Lafone Street London	53 Eagle Wharf Court 59 Lafone Street London
12 Eagle Wharf Court 59 Lafone Street London	52 Eagle Wharf Court 59 Lafone Street London
11 Eagle Wharf Court 59 Lafone Street London	54 Eagle Wharf Court 59 Lafone Street London
13 Eagle Wharf Court 59 Lafone Street London	56 Eagle Wharf Court 59 Lafone Street London
15 Eagle Wharf Court 59 Lafone Street London	55 Eagle Wharf Court 59 Lafone Street London
14 Eagle Wharf Court 59 Lafone Street London	41 Eagle Wharf Court 59 Lafone Street London
Flat 24 Cooperage Court 6 Gainsford Street	27 Eagle Wharf Court 59 Lafone Street London
Flat 10 Cooperage Court 6 Gainsford Street	26 Eagle Wharf Court 59 Lafone Street London
Flat 9 Cooperage Court 6 Gainsford Street	28 Eagle Wharf Court 59 Lafone Street London
Flat 11 Cooperage Court 6 Gainsford Street	30 Eagle Wharf Court 59 Lafone Street London
Flat 13 Cooperage Court 6 Gainsford Street	29 Eagle Wharf Court 59 Lafone Street London
Flat 12 Cooperage Court 6 Gainsford Street	22 Eagle Wharf Court 59 Lafone Street London
Flat 5 Cooperage Court 6 Gainsford Street	21 Eagle Wharf Court 59 Lafone Street London
Flat 4 Cooperage Court 6 Gainsford Street	23 Eagle Wharf Court 59 Lafone Street London
Flat 6 Cooperage Court 6 Gainsford Street	25 Eagle Wharf Court 59 Lafone Street London
Flat 8 Cooperage Court 6 Gainsford Street	24 Eagle Wharf Court 59 Lafone Street London
Flat 7 Cooperage Court 6 Gainsford Street	37 Eagle Wharf Court 59 Lafone Street London
Flat 20 Cooperage Court 6 Gainsford Street	36 Eagle Wharf Court 59 Lafone Street London
Flat 19 Cooperage Court 6 Gainsford Street	38 Eagle Wharf Court 59 Lafone Street London
Flat 21 Cooperage Court 6 Gainsford Street	40 Eagle Wharf Court 59 Lafone Street London
Flat 23 Cooperage Court 6 Gainsford Street	39 Eagle Wharf Court 59 Lafone Street London
Flat 22 Cooperage Court 6 Gainsford Street	32 Eagle Wharf Court 59 Lafone Street London
Flat 15 Cooperage Court 6 Gainsford Street	31 Eagle Wharf Court 59 Lafone Street London
Flat 14 Cooperage Court 6 Gainsford Street	33 Eagle Wharf Court 59 Lafone Street London
Flat 16 Cooperage Court 6 Gainsford Street	35 Eagle Wharf Court 59 Lafone Street London
Flat 18 Cooperage Court 6 Gainsford Street	
Flat 17 Cooperage Court 6 Gainsford Street	
48 Eagle Wharf Court 59 Lafone Street London	
47 Eagle Wharf Court 59 Lafone Street London	
49 Eagle Wharf Court 59 Lafone Street London	
51 Eagle Wharf Court 59 Lafone Street London	
50 Eagle Wharf Court 59 Lafone Street London	
43 Eagle Wharf Court 59 Lafone Street London	
42 Eagle Wharf Court 59 Lafone Street London	

34 Eagle Wharf Court 59 Lafone Street London
 Flat 8 Knights House 75 Gainsford Street
 Flat 8 Whitsters House 61 Gainsford Street
 8 Candishe House Queen Elizabeth Street London
 Flat 9 Knights House 75 Gainsford Street
 Flat 9 Whitsters House 61 Gainsford Street
 Flat 7 Anchor Brewhouse 50 Shad Thames
 6 Candishe House Queen Elizabeth Street London
 Flat 7 Whitsters House 61 Gainsford Street
 7 Candishe House Queen Elizabeth Street London
 Flat 7 Knights House 75 Gainsford Street
 11 Candishe House Queen Elizabeth Street London
 Flat 12A Knot House 3 Brewery Square
 Flat 10 Whitsters House 61 Gainsford Street
 9 Candishe House Queen Elizabeth Street London
 Flat 10 Knights House 75 Gainsford Street
 Flat 11 Whitsters House 61 Gainsford Street
 10 Candishe House Queen Elizabeth Street London
 Flat 6 Knights House 75 Gainsford Street
 1A Eagle Wharf Court 59 Lafone Street London
 1 Candishe House Queen Elizabeth Street London
 Flat 2 Whitsters House 61 Gainsford Street
 2 Candishe House Queen Elizabeth Street London
 Flat 2 Knights House 75 Gainsford Street
 Flat 8 2 Gainsford Street London
 34 Lafone Street London SE1 2LX
 Managers Flat 20A Horselydown Lane London
 Flat 1 Knights House 75 Gainsford Street
 Flat 1 Whitsters House 61 Gainsford Street
 Flat 5 Whitsters House 61 Gainsford Street
 4 Candishe House Queen Elizabeth Street London
 Flat 5 Knights House 75 Gainsford Street
 Flat 6 Whitsters House 61 Gainsford Street
 5 Candishe House Queen Elizabeth Street London
 Flat 3 Knights House 75 Gainsford Street
 Flat 3 Whitsters House 61 Gainsford Street
 3 Candishe House Queen Elizabeth Street London
 Flat 4 Knights House 75 Gainsford Street
 Flat 4 Whitsters House 61 Gainsford Street
 Ground Floor 226 Tower Bridge Road London
 Basement 226 Tower Bridge Road London

The Cooperages 8 Gainsford Street London
 Second Floor 220 Tower Bridge Road London
 First Floor 220 Tower Bridge Road London
 Basement And Ground Floor 222 Tower Bridge Road London
 Part Basement Third Floor Fourth Floor And Fifth Floor 226 Tower Bridge Road London
 Part Basement Rear And First Floor And Second Floor 222 Tower Bridge Road London
 20A Horselydown Lane London SE1 2LN
 Basement And Ground Floor 220 Tower Bridge Road London
 Basement 7 Horselydown Lane London
 Part Ground Floor First Floor And Second Floor The Cooperages 8 Gainsford Street
 Unit 1 Eagle Wharf Court 59 Lafone Street
 Unit 5 Eagle Wharf Court 59 Lafone Street
 1A Copper Row London SE1 2LH
 Flat 30 Anchor Brewhouse Shad Thames
 First To Third Floors 1 Gainsford Street London
 Basement And Ground Floor 4 Gainsford Street London
 Basement And Ground Floor 3 Gainsford Street London
 Tower Bridge Flowers The Boilerhouse 50 Shad Thames
 Divine News The Boilerhouse 50 Shad Thames
 First Floor And Second Floor 212 Tower Bridge Road London
 Ground Floor 216 Tower Bridge Road London
 Second Floor 216 Tower Bridge Road London
 Unit 7 Eagle Wharf Court 59 Lafone Street
 Unit 6 Eagle Wharf Court 59 Lafone Street
 Unit 8 Eagle Wharf Court 59 Lafone Street
 Basement 42 Shad Thames London
 Unit 9 Eagle Wharf Court 59 Lafone Street
 32 Lafone Street London SE1 2LX
 Flat 22 The Boilerhouse 50 Shad Thames
 Flat 18 The Boilerhouse 50 Shad Thames
 Flat 23 The Boilerhouse 50 Shad Thames
 Flat 25 The Boilerhouse 50 Shad Thames
 Flat 24 The Boilerhouse 50 Shad Thames
 Flat 14 The Boilerhouse 50 Shad Thames
 Flat 13 The Boilerhouse 50 Shad Thames
 Flat 15 The Boilerhouse 50 Shad Thames
 Flat 17 The Boilerhouse 50 Shad Thames
 Flat 16 The Boilerhouse 50 Shad Thames
 Flat 36 The Boilerhouse 50 Shad Thames
 Flat 35 The Boilerhouse 50 Shad Thames
 Flat 41 The Boilerhouse 50 Shad Thames

Flat 43 The Boilerhouse 50 Shad Thames
 Flat 42 The Boilerhouse 50 Shad Thames
 Flat 31 The Boilerhouse 50 Shad Thames
 Flat 26 The Boilerhouse 50 Shad Thames
 Flat 32 The Boilerhouse 50 Shad Thames
 Flat 34 The Boilerhouse 50 Shad Thames
 Flat 33 The Boilerhouse 50 Shad Thames
 Flat 11 The Boilerhouse 50 Shad Thames
 Flat 8 Knot House 3 Brewery Square
 Flat 7 Knot House 3 Brewery Square
 Flat 9 Knot House 3 Brewery Square
 Flat 11 Knot House 3 Brewery Square
 Flat 10 Knot House 3 Brewery Square
 Flat 3 Knot House 3 Brewery Square
 Flat 2 Knot House 3 Brewery Square
 Flat 4 Knot House 3 Brewery Square
 Flat 6 Knot House 3 Brewery Square
 Flat 5 Knot House 3 Brewery Square
 Flat 6 The Boilerhouse 50 Shad Thames
 Flat 5 The Boilerhouse 50 Shad Thames
 Flat 8 The Boilerhouse 50 Shad Thames
 Flat 10 The Boilerhouse 50 Shad Thames
 Flat 9 The Boilerhouse 50 Shad Thames
 Flat 14 Knot House 3 Brewery Square
 Flat 12 Knot House 3 Brewery Square
 28 Horselydown Lane London
 Flat 4 The Boilerhouse 50 Shad Thames
 Flat 3 The Boilerhouse 50 Shad Thames
 36 Horselydown Lane London SE1 2LN
 Part 32 And 34 Horselydown Lane London
 37 Shad Thames London SE1 2NJ
 Flat 2 Swift And Stump 10 Gainsford Street
 47-49 Lafone Street London SE1 2LX
 Flat 54 The Boilerhouse 50 Shad Thames
 210 Tower Bridge Road London SE1 2UP
 45 Shad Thames London SE1 2NJ
 9 Gainsford Street London SE1 2NE
 First Floor 216 Tower Bridge Road London
 41 Shad Thames London SE1 2NJ
 Flat 63 The Boilerhouse 50 Shad Thames
 10 Gainsford Street London
 Bridge House 218 Tower Bridge Road
 London
 Carnival House 5 Gainsford Street London
 214 Tower Bridge Road London SE1 2UP
 9-10 Copper Row London SE1 2LH
 Flat 53 The Boilerhouse 50 Shad Thames
 Flat 52 The Boilerhouse 50 Shad Thames
 Flat 55 The Boilerhouse 50 Shad Thames
 Flat 60 The Boilerhouse 50 Shad Thames
 Flat 59 The Boilerhouse 50 Shad Thames
 Flat 45 The Boilerhouse 50 Shad Thames
 Flat 44 The Boilerhouse 50 Shad Thames
 Flat 49 The Boilerhouse 50 Shad Thames
 Flat 51 The Boilerhouse 50 Shad Thames
 Flat 50 The Boilerhouse 50 Shad Thames
 6 Brewery Square London SE1 2LF
 57 Lafone Street London SE1 2LX
 12 Horselydown Lane London SE1 2LN
 Flat 62 The Boilerhouse 50 Shad Thames
 The Boilerhouse 50 Shad Thames London
 7 Gainsford Street London SE1 2NE
 Flat 7 2 Gainsford Street London
 91 Tudor House 1 Duchess Walk London
 90 Tudor House 1 Duchess Walk London
 92 Tudor House 1 Duchess Walk London
 94 Tudor House 1 Duchess Walk London
 Flat 17 Compass Court 39 Shad Thames
 Flat 16 Compass Court 39 Shad Thames
 Flat 18 Compass Court 39 Shad Thames
 Flat 20 Compass Court 39 Shad Thames
 Flat 19 Compass Court 39 Shad Thames
 93 Tudor House 1 Duchess Walk London
 86 Tudor House 1 Duchess Walk London
 85 Tudor House 1 Duchess Walk London
 87 Tudor House 1 Duchess Walk London
 89 Tudor House 1 Duchess Walk London
 88 Tudor House 1 Duchess Walk London
 6 Windlesham House Duchess Walk London
 5 Windlesham House Duchess Walk London
 7 Windlesham House Duchess Walk London
 9 Windlesham House Duchess Walk London
 8 Windlesham House Duchess Walk London
 1 Windlesham House Duchess Walk London
 2 Windlesham House Duchess Walk London
 4 Windlesham House Duchess Walk London
 3 Windlesham House Duchess Walk London
 84 Tudor House 1 Duchess Walk London
 70 Tudor House 1 Duchess Walk London
 69 Tudor House 1 Duchess Walk London
 71 Tudor House 1 Duchess Walk London
 73 Tudor House 1 Duchess Walk London
 72 Tudor House 1 Duchess Walk London
 65 Tudor House 1 Duchess Walk London
 64 Tudor House 1 Duchess Walk London
 66 Tudor House 1 Duchess Walk London
 68 Tudor House 1 Duchess Walk London
 67 Tudor House 1 Duchess Walk London
 80 Tudor House 1 Duchess Walk London
 79 Tudor House 1 Duchess Walk London
 81 Tudor House 1 Duchess Walk London
 83 Tudor House 1 Duchess Walk London
 82 Tudor House 1 Duchess Walk London
 75 Tudor House 1 Duchess Walk London
 74 Tudor House 1 Duchess Walk London
 76 Tudor House 1 Duchess Walk London
 78 Tudor House 1 Duchess Walk London
 77 Tudor House 1 Duchess Walk London
 23 Chatsworth House Duchess Walk London
 22 Chatsworth House Duchess Walk London
 24 Chatsworth House Duchess Walk London
 26 Chatsworth House Duchess Walk London

25 Chatsworth House Duchess Walk London
 18 Chatsworth House Duchess Walk London
 17 Chatsworth House Duchess Walk London
 19 Chatsworth House Duchess Walk London
 21 Chatsworth House Duchess Walk London
 20 Chatsworth House Duchess Walk London
 33 Chatsworth House Duchess Walk London
 32 Chatsworth House Duchess Walk London
 34 Chatsworth House Duchess Walk London
 21 Tudor House 1 Duchess Walk London
 20 Tudor House 1 Duchess Walk London
 13 Tudor House 1 Duchess Walk London
 12 Tudor House 1 Duchess Walk London
 14 Tudor House 1 Duchess Walk London
 16 Tudor House 1 Duchess Walk London
 15 Tudor House 1 Duchess Walk London
 1 Tudor House 1 Duchess Walk London
 30 Tudor House 1 Duchess Walk London
 23 Tudor House 1 Duchess Walk London
 22 Tudor House 1 Duchess Walk London
 24 Tudor House 1 Duchess Walk London
 26 Tudor House 1 Duchess Walk London
 25 Tudor House 1 Duchess Walk London
 38 Tudor House 1 Duchess Walk London
 37 Tudor House 1 Duchess Walk London
 39 Tudor House 1 Duchess Walk London
 41 Tudor House 1 Duchess Walk London
 Flat 39 Anchor Brewhouse 50 Shad Thames
 Flat 38 Anchor Brewhouse 50 Shad Thames
 Flat 40 Anchor Brewhouse 50 Shad Thames
 Flat 61 Anchor Brewhouse 50 Shad Thames
 Flat 56 Anchor Brewhouse 50 Shad Thames
 Flat 27 Anchor Brewhouse 50 Shad Thames
 Flat 21 Anchor Brewhouse 50 Shad Thames
 Flat 28 Anchor Brewhouse 50 Shad Thames
 Flat 37 Anchor Brewhouse 50 Shad Thames
 Flat 29 Anchor Brewhouse 50 Shad Thames
 68 Gainsford Street London SE1 2NB
 67 Gainsford Street London SE1 2NB
 69 Gainsford Street London SE1 2NB
 71 Gainsford Street London SE1 2NB
 70 Gainsford Street London SE1 2NB
 42 Horace Jones House Duchess Walk London
 11 Godwin House Still Walk London
 10 Godwin House Still Walk London
 12 Godwin House Still Walk London
 29 Horace Jones House Duchess Walk London
 31 Horace Jones House Duchess Walk London
 30 Horace Jones House Duchess Walk London
 23 Horace Jones House Duchess Walk London
 22 Horace Jones House Duchess Walk London
 24 Horace Jones House Duchess Walk London
 26 Horace Jones House Duchess Walk London
 Flat 11 Compass Court 39 Shad Thames
 Flat 10 Compass Court 39 Shad Thames
 Flat 12 Compass Court 39 Shad Thames
 Flat 15 Compass Court 39 Shad Thames
 Flat 14 Compass Court 39 Shad Thames
 Flat 6 Admirals Court 30 Horselydown Lane
 Flat 5 Admirals Court 30 Horselydown Lane
 Flat 7 Admirals Court 30 Horselydown Lane
 Flat 9 Admirals Court 30 Horselydown Lane
 Flat 8 Admirals Court 30 Horselydown Lane
 Flat 1 Admirals Court 30 Horselydown Lane
 Part 32 Horselydown Lane London
 Flat 2 Admirals Court 30 Horselydown Lane
 Flat 4 Admirals Court 30 Horselydown Lane
 Flat 3 Admirals Court 30 Horselydown Lane
 Flat 9 Compass Court 39 Shad Thames
 53 Lafone Street London SE1 2LX
 55 Lafone Street London SE1 2LX
 43 Shad Thames London SE1 2NJ
 41 Lafone Street London SE1 2LX
 Flat 5 2 Gainsford Street London
 Flat 4 2 Gainsford Street London
 Flat 6 2 Gainsford Street London
 16 Horselydown Lane London SE1 2LN
 14 Horselydown Lane London SE1 2LN
 Flat 5 Compass Court 39 Shad Thames
 Flat 4 Compass Court 39 Shad Thames
 Flat 6 Compass Court 39 Shad Thames
 Flat 8 Compass Court 39 Shad Thames
 Flat 7 Compass Court 39 Shad Thames
 49 Shad Thames London SE1 2NJ
 47 Shad Thames London SE1 2NJ
 Flat 1 Compass Court 39 Shad Thames
 Flat 3 Compass Court 39 Shad Thames
 Flat 2 Compass Court 39 Shad Thames
 Flat 38 Admirals Court 30 Horselydown Lane
 36 Chatsworth House Duchess Walk London
 35 Chatsworth House Duchess Walk London
 28 Chatsworth House Duchess Walk London
 27 Chatsworth House Duchess Walk London
 29 Chatsworth House Duchess Walk London
 31 Chatsworth House Duchess Walk London
 30 Chatsworth House Duchess Walk London
 16 Chatsworth House Duchess Walk London
 2 Chatsworth House Duchess Walk London
 1 Chatsworth House Duchess Walk London
 3 Chatsworth House Duchess Walk London
 5 Chatsworth House Duchess Walk London
 4 Chatsworth House Duchess Walk London

11 Windlesham House Duchess Walk London
 10 Windlesham House Duchess Walk London
 12 Windlesham House Duchess Walk London
 3 Duchess Walk London SE1 2SD
 12 Chatsworth House Duchess Walk London
 11 Chatsworth House Duchess Walk London
 13 Chatsworth House Duchess Walk London
 15 Chatsworth House Duchess Walk London
 14 Chatsworth House Duchess Walk London
 7 Chatsworth House Duchess Walk London
 6 Chatsworth House Duchess Walk London
 8 Chatsworth House Duchess Walk London
 10 Chatsworth House Duchess Walk London
 9 Chatsworth House Duchess Walk London
 63 Tudor House 1 Duchess Walk London
 8 Tudor House 1 Duchess Walk London
 7 Tudor House 1 Duchess Walk London
 9 Tudor House 1 Duchess Walk London
 11 Tudor House 1 Duchess Walk London
 10 Tudor House 1 Duchess Walk London
 3 Tudor House 1 Duchess Walk London
 2 Tudor House 1 Duchess Walk London
 4 Tudor House 1 Duchess Walk London
 6 Tudor House 1 Duchess Walk London
 5 Tudor House 1 Duchess Walk London
 18 Tudor House 1 Duchess Walk London
 17 Tudor House 1 Duchess Walk London
 19 Tudor House 1 Duchess Walk London
 Front 55A Lafone Street London
 Rear 55A Lafone Street London
 Basement 53 Lafone Street London
 Flat 13 Compass Court 39 Shad Thames
 Basement And Ground Floor 212 Tower Bridge Road London
 Second Floor The Malt Mill Anchor Brewhouse 50 Shad Thames
 2 Duchess Walk London SE1 2SD
 6 Duchess Walk London SE1 2SD
 4 Duchess Walk London SE1 2SD
 Living Accommodation 218 Tower Bridge Road London
 Living Accommodation The River Rat And Brasserie 206-208 Tower Bridge Road
 The Horace Jones Vault Shad Thames London
 Ground Floor 42 Shad Thames London
 First And Second Floor 226 Tower Bridge Road London
 49 Tudor House 1 Duchess Walk London
 48 Tudor House 1 Duchess Walk London
 50 Tudor House 1 Duchess Walk London
 52 Tudor House 1 Duchess Walk London
 51 Tudor House 1 Duchess Walk London
 44 Tudor House 1 Duchess Walk London
 43 Tudor House 1 Duchess Walk London
 45 Tudor House 1 Duchess Walk London
 47 Tudor House 1 Duchess Walk London
 46 Tudor House 1 Duchess Walk London
 59 Tudor House 1 Duchess Walk London
 58 Tudor House 1 Duchess Walk London
 60 Tudor House 1 Duchess Walk London
 62 Tudor House 1 Duchess Walk London
 61 Tudor House 1 Duchess Walk London
 54 Tudor House 1 Duchess Walk London
 53 Tudor House 1 Duchess Walk London
 55 Tudor House 1 Duchess Walk London
 57 Tudor House 1 Duchess Walk London
 56 Tudor House 1 Duchess Walk London
 42 Tudor House 1 Duchess Walk London
 28 Tudor House 1 Duchess Walk London
 27 Tudor House 1 Duchess Walk London
 29 Tudor House 1 Duchess Walk London
 31 Tudor House 1 Duchess Walk London
 40 Tudor House 1 Duchess Walk London
 33 Tudor House 1 Duchess Walk London
 32 Tudor House 1 Duchess Walk London
 34 Tudor House 1 Duchess Walk London
 36 Tudor House 1 Duchess Walk London
 35 Tudor House 1 Duchess Walk London
 Management Suite Windlesham House Duchess Walk
 5 Copper Row London SE1 2LH
 2 Still Walk London SE1 2RD
 Unit 1 Bridgemasters House Duchess Walk
 Flat 48 Anchor Brewhouse 50 Shad Thames
 Flat 47 Anchor Brewhouse 50 Shad Thames
 Flat 57 Anchor Brewhouse 50 Shad Thames
 12 Horselydown Lane London
 Flat 58 Anchor Brewhouse 50 Shad Thames
 45 Lafone Street London SE1 2LX
 224-226 Tower Bridge Road London SE1 2UP
 Flat 15 Knot House 3 Brewery Square
 10 Horselydown Lane London SE1 2LN
 First Floor The Malt Mill Anchor Brewhouse 50 Shad Thames
 95 Tudor House 1 Duchess Walk London
 Unit 2 Bridgemasters House Duchess Walk
 96 Tudor House 1 Duchess Walk London
 98 Tudor House 1 Duchess Walk London
 97 Tudor House 1 Duchess Walk London
 Flat 46 Anchor Brewhouse 50 Shad Thames
 Flat 2 Anchor Brewhouse 50 Shad Thames
 Flat 1 Anchor Brewhouse 50 Shad Thames
 Flat 12 Anchor Brewhouse 50 Shad Thames
 Flat 20 Anchor Brewhouse 50 Shad Thames
 Flat 19 Anchor Brewhouse 50 Shad Thames
 1 Tower Bridge Road London SE1 2UP

43 Horace Jones House Duchess Walk London
 The Hard Hat Cafe Ltd 1 Tower Bridge Road London
 The Health Club And Spa Chatsworth House Duchess Walk
 193A Tower Bridge Road London SE1 2UP
 Flat 16 Butlers Wharf West 40 Shad Thames
 Flat 15 Butlers Wharf West 40 Shad Thames
 Flat 17 Butlers Wharf West 40 Shad Thames
 Flat 2 Butlers Wharf West 40 Shad Thames
 Flat 18 Butlers Wharf West 40 Shad Thames
 Flat 10 Butlers Wharf West 40 Shad Thames
 Flat 1 Butlers Wharf West 40 Shad Thames
 Flat 11 Butlers Wharf West 40 Shad Thames
 Flat 14 Butlers Wharf West 40 Shad Thames
 Flat 12 Butlers Wharf West 40 Shad Thames
 Flat 9 Butlers Wharf West 40 Shad Thames
 Flat 8 Butlers Wharf West 40 Shad Thames
 Flat 1 Cooperage Court 6 Gainsford Street
 Flat 3 Cooperage Court 6 Gainsford Street
 Flat 2 Cooperage Court 6 Gainsford Street
 Flat 4 Butlers Wharf West 40 Shad Thames
 Flat 3 Butlers Wharf West 40 Shad Thames
 Flat 5 Butlers Wharf West 40 Shad Thames
 Flat 7 Butlers Wharf West 40 Shad Thames
 Flat 6 Butlers Wharf West 40 Shad Thames
 The River Rat And Brasserie 206-208 Tower Bridge Road London
 63 Gainsford Street London SE1 2NB
 62 Gainsford Street London SE1 2NB
 64 Gainsford Street London SE1 2NB
 66 Gainsford Street London SE1 2NB
 65 Gainsford Street London SE1 2NB
 4 Horselydown Lane London SE1 2LN
 2 Horselydown Lane London SE1 2LN
 6 Horselydown Lane London SE1 2LN
 39 Lafone Street London SE1 2LX
 8 Horselydown Lane London SE1 2LN
 73 Gainsford Street London SE1 2NB
 72 Gainsford Street London SE1 2NB
 74 Gainsford Street London SE1 2NB
 5 Queen Elizabeth Street London SE1 2LP
 3 Queen Elizabeth Street London SE1 2LP
 14 Godwin House Still Walk London
 13 Godwin House Still Walk London
 6 Godwin House Still Walk London
 5 Godwin House Still Walk London
 7 Godwin House Still Walk London
 9 Godwin House Still Walk London
 8 Godwin House Still Walk London
 191 Tower Bridge Road London SE1 2UP
 189 Tower Bridge Road London SE1 2UP
 193 Tower Bridge Road London SE1 2UP
 9 Duchess Walk London SE1 2RZ
 7 Duchess Walk London SE1 2RZ

16 Godwin House Still Walk London
 15 Godwin House Still Walk London
 17 Godwin House Still Walk London
 19 Godwin House Still Walk London
 18 Godwin House Still Walk London
 4 Godwin House Still Walk London
 43 Chatsworth House Duchess Walk London
 42 Chatsworth House Duchess Walk London
 44 Chatsworth House Duchess Walk London
 46 Chatsworth House Duchess Walk London
 45 Chatsworth House Duchess Walk London
 38 Chatsworth House Duchess Walk London
 37 Chatsworth House Duchess Walk London
 39 Chatsworth House Duchess Walk London
 41 Chatsworth House Duchess Walk London
 40 Chatsworth House Duchess Walk London
 5 Duchess Walk London SE1 2RY
 1 Godwin House Still Walk London
 3 Godwin House Still Walk London
 2 Godwin House Still Walk London
 48 Chatsworth House Duchess Walk London
 47 Chatsworth House Duchess Walk London
 49 Chatsworth House Duchess Walk London
 51 Chatsworth House Duchess Walk London
 50 Chatsworth House Duchess Walk London
 28 Horace Jones House Duchess Walk London
 27 Horace Jones House Duchess Walk London
 25 Horace Jones House Duchess Walk London
 38 Horace Jones House Duchess Walk London
 37 Horace Jones House Duchess Walk London
 39 Horace Jones House Duchess Walk London
 41 Horace Jones House Duchess Walk London
 40 Horace Jones House Duchess Walk London
 33 Horace Jones House Duchess Walk London
 32 Horace Jones House Duchess Walk London
 34 Horace Jones House Duchess Walk London
 36 Horace Jones House Duchess Walk London
 35 Horace Jones House Duchess Walk London
 21 Horace Jones House Duchess Walk London
 7 Horace Jones House Duchess Walk London

6 Horace Jones House Duchess Walk London	Flat 34 Admirals Court 30 Horselydown Lane
8 Horace Jones House Duchess Walk London	Flat 36 Admirals Court 30 Horselydown Lane
10 Horace Jones House Duchess Walk London	Flat 35 Admirals Court 30 Horselydown Lane
9 Horace Jones House Duchess Walk London	1 Brewery Square London SE1 2LF
2 Horace Jones House Duchess Walk London	11-12 Copper Row London SE1 2LH
1 Horace Jones House Duchess Walk London	4 Brewery Square London SE1 2LF
3 Horace Jones House Duchess Walk London	Flat 1 Knot House 3 Brewery Square
5 Horace Jones House Duchess Walk London	5 Brewery Square London SE1 2LF
4 Horace Jones House Duchess Walk London	2 Copper Row London SE1 2LH
17 Horace Jones House Duchess Walk London	1 Copper Row London SE1 2LH
16 Horace Jones House Duchess Walk London	3 Copper Row London SE1 2LH
18 Horace Jones House Duchess Walk London	7 Copper Row London SE1 2LH
20 Horace Jones House Duchess Walk London	4 Copper Row London SE1 2LH
19 Horace Jones House Duchess Walk London	Flat 31 Admirals Court 30 Horselydown Lane
12 Horace Jones House Duchess Walk London	Flat 17 Admirals Court 30 Horselydown Lane
11 Horace Jones House Duchess Walk London	Flat 16 Admirals Court 30 Horselydown Lane
13 Horace Jones House Duchess Walk London	Flat 18 Admirals Court 30 Horselydown Lane
15 Horace Jones House Duchess Walk London	Flat 20 Admirals Court 30 Horselydown Lane
14 Horace Jones House Duchess Walk London	Flat 19 Admirals Court 30 Horselydown Lane
Flat 37 Admirals Court 30 Horselydown Lane	Flat 11 Admirals Court 30 Horselydown Lane
Flat 39 Admirals Court 30 Horselydown Lane	Flat 10 Admirals Court 30 Horselydown Lane
Flat 41 Admirals Court 30 Horselydown Lane	Flat 12 Admirals Court 30 Horselydown Lane
Flat 40 Admirals Court 30 Horselydown Lane	Flat 15 Admirals Court 30 Horselydown Lane
Flat 33 Admirals Court 30 Horselydown Lane	Flat 14 Admirals Court 30 Horselydown Lane
Flat 32 Admirals Court 30 Horselydown Lane	Flat 27 Admirals Court 30 Horselydown Lane
Flat 23 Cooperage Court 6 Gainsford Street	Flat 26 Admirals Court 30 Horselydown Lane
51 Eagle Wharf Court 59 Lafone Street London	Flat 28 Admirals Court 30 Horselydown Lane
56 Eagle Wharf Court 59 Lafone Street London	Flat 30 Admirals Court 30 Horselydown Lane
Flat 11 Knot House 3 Brewery Square	Flat 29 Admirals Court 30 Horselydown Lane
Flat 38 Admirals Court 30 Horselydown Lane	Flat 22 Admirals Court 30 Horselydown Lane
Vogan's Mill Wharf 17 Mill Street, Flat 19 London	Flat 21 Admirals Court 30 Horselydown Lane
11 Admirals Court 30 Horselydown Lane London	Flat 23 Admirals Court 30 Horselydown Lane
	Flat 25 Admirals Court 30 Horselydown Lane
	Flat 24 Admirals Court 30 Horselydown Lane
	Flat 3 2 Gainsford Street London
	7 Eagle Wharf Court 59 Lafone Street London
	6 Eagle Wharf Court 59 Lafone Street London
	8 Eagle Wharf Court 59 Lafone Street London
	10 Eagle Wharf Court 59 Lafone Street London
	4 Admirals Court 30 Horselydown Lane London
	4 Admirals Court 30 Horselydown Lane London
	Flat 51, Eagle Wharf Court Lafone Street London
	11 Knot House 3 Brewery Square London
	Flat 31 Admirals Court 30 Horselydown Lane
	Flat 23 Admirals Court 30 Horselydown Lane
	28 Anchor Brewhouse Shad Thames London

18 Eagle Wharf Court 43 Lafone Street London
 18 Eagle Wharf Court 43 Lafone Street London
 Flat 7 2 Gainsford Street London
 Suite 204, Butlers Wharf Building 36 Shad Thames London
 FLAT 1 ADMIRALS COURT 30 HORSELYDOWN LANE LONDON
 33 Vanilla And Sesame Court Curlew Street London
 43 Blenheim House One Tower Bridge, Duchess Walk London
 Flat 2 Admirals Court 30 Horselydown Lane LONDON
 Ginger Apartments London Se1 2pa
 2 Gainsford Street London SE1 2NE
 7 Compass Court 39 Shad Thames London
 56 Eagle Wharf Court 43 Lafone Street London
 Flat 606 Cinnamon Wharf 24 Shad Thames LONDON
 Flat 28 Anchor Brewhouse 50 Shad Thames London
 Flat 56, Eagle Wharf Court 43 Lafone Street London
 Flat 20 Horselydown Mansions Lafone Street London
 28 Anchor Brewhouse Shad Thames London
 Flat 37 Anchor Brewhouse 50 Shad Thames London
 18 Eagle Wharf Court 43 Lafone Street London

Andre 58 Anchor Brewhouse London
 Flat 1 Admirals Court 30 Horselydown Lane London
 Flat 20, The Cooperage 6 Gainsford Street London
 10 Admirals Court Horselydown Lane London
 88 Tudor House 1 Duchess Walk London
 4 ADMIRALS COURT HORSLEYDOWN LANE LONDON
 20 New End Square NW3 1LN
 24, Admirals Court London SE1 2LJ
 Flat 51 Eagle Wharf Court Lafone St London

STAMP

Conservation Area Advisory Group
 Courage Yard Residents Association
 Shad Thames Resident's Association
 Conservation Area Advisory Group

APPENDIX 2

Appendix 2: Consultation responses received

Internal services

Highways Development and Management
 Waste Management
 Archaeology
 Urban Forester
 Archaeology
 Transport Team
 Flood Risk Management team
 Local Economy Team
 Planning Policy

Statutory and non-statutory organisations

Environment Agency
 Thames Water
 Transport for London
 Great London Authority
 Metropolitan Police Service (Designing Out crime
 Historic England
 TFL
 Design Review Panel

Neighbour and local groups:

STAMP
 Conservation Area Advisory Group
 Courage Yard Residents Association
 Shad Thames resident's Association (objection letter from a daylighting specialist)
 Admirals Court and Horselydown Square Resident's (Letter from planning consultant appointed by the residents)

APPENDIX 3**Appendix 3: Relevant planning history**

No relevant planning history

APPENDIX 4

Appendix 4: 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	FORE Jersey X Limited	Reg. Number	19/AP/1975
Application Type	Major application	Case Number	165-224
Recommendation			

Draft of Decision Notice**for the following development:**

Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground and lower ground floor, with associated access, landscaping, roof terraces and cycle parking (REVISED DESCRIPTION)

224-226 Tower Bridge Road London SE1 2UP

In accordance with application received on 21 June 2019

and Applicant's Drawing Nos.:

Existing Plans

LL602-100-0001, ST-E-02-099, ST-E-02-100, ST-E-02-101, ST-E-02-102, ST-E-02-103, ST-E-02-104, ST-E-02-105, ST-E-02-106, ST-E-03-101, ST-E-03-102, ST-E-03-103, ST-E-03-104, ST-E-04-101, ST-E-04-102, ST-E-04-103

Proposed Plans

ST-02-099-P1, ST-02-100-P1, ST-02-101, ST-02-102, ST-02-103, ST-02-104, ST-02-105, ST-02-106, ST-02-107, ST-02-108, ST-02-109, ST-03-101, ST-03-102, ST-03-103, ST-03-104, ST-03-201, ST-03-202, ST-03-203, ST-03-204, ST-03-301, ST-03-302, ST-03-303, ST-03-304, ST-03-305, ST-03-306, ST-04-401, ST-04-402, ST-04-403, ST-04-102, ST-04-103, LL602-100-0002, LL602-100-0003, LL602-100-0004, LL602-100-0005, LL602-100-0006

Other Documents received

Cover Statement, Planning Statement, Statement of Community Engagement, Design and Access Statement, Air Quality, Archaeological Assessment, Daylight/ Sunlight Assessment, Ecology Assessment, Sustainability & Energy Statement, Heritage & Townscape Visual Impact Assessment,

Landscape Plan, Flood Risk Assessment, Noise Impact Assessment, Construction Management Plan, Transport Assessment, Travel Plan, Framework Delivery and Servicing Management Plan.

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:

ST-02-099-P1, ST-02-100-P1, ST-02-101, ST-02-102, ST-02-103, ST-02-104, ST-02-105, ST-02-106, ST-02-107, ST-02-108, ST-02-109, ST-03-101, ST-03-102, ST-03-103, ST-03-104, ST-03-201, ST-03-202, ST-03-203, ST-03-204, ST-03-301, ST-03-302, ST-03-303, ST-03-304, ST-03-305, ST-03-306, ST-04-401, ST-04-402, ST-04-403, ST-04-102, ST-04-103, LL602-100-0002, LL602-100-0003, LL602-100-0004, LL602-100-0005, LL602-100-0006

Reason:

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

Permission is subject to a below Grade Condition

3. PROGRAMME OF ARCHAEOLOGICAL MITIGATION

Prior to basement excavation work for the new lift and stair core within the building authorised begins, the applicant shall secure an archaeological watching brief 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Permission is subject to the following above Grade Conditions

4. SAMPLE MATERIALS/PANELS/BOARDS

Prior to the construction of replacement cladding /facades on the building, material sample-panels of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development

shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

5. FAÇADE CONSTRUCTION DETAILS

Prior to the construction of replacement cladding /facades on the building, typical façade details of each façade type at a scale of 1/5 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 such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

6. LIGHTING

Prior to the construction of replacement cladding /facades on the building, 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 The National Planning Policy Framework 2019, 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 of the Southwark Plan 2007.

7. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) 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 'very good or 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;

(b) 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 2019, 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.

8. DETAILS OF THE IMPACT ON TELECOMMUNICATIONS SERVICES

Prior to the construction of replacement cladding /facades on the building, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

9. MANAGEMENT of D1 and D2 uses

Prior to fit out of any D1 and D2 use areas within the building, a plan for the management of the D1 and D2 uses is to be submitted to and approved by the local planning authority. The management plan is to include details on the position of the D uses within the building, sound reduction measures and targets, and operating hours. The provisions of the plan are to be adhered to thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

10. SECURITY MEASURES

Prior to the construction of replacement cladding /facades on the building, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

11. DRAINAGE

Prior to the construction of replacement cladding /facades on the building, attenuation details to

achieve a reduction of 50% of water-run-off to be submitted to and approved by the local planning authority. The details are to be implemented and maintained thereafter.

Reason:

To reduce the amount of surface water run-off from the site, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

12. SHOWER AND CHANGING FACILITIES

Prior to the internal fit out of basement of the building, submit details of shower and changing facilities for cyclists for approval. The showers and changing room facilities will be provided in accordance with the approved details.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

13. CYCLE RACKS

Prior to the internal fit out of basement of the building, submit details of cycle racks for approval. The racks will be provided in accordance with the approved details.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

14. PRIVACY

Prior to the construction of replacement cladding /facades on the building, details of the balustrades of the roof terraces showing measures to prevent overlooking of surrounding residential buildings to the east shall be submitted to and approved by Local Planning Authority; 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 loss of privacy 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. NOISE

Plant installed shall be fully in accordance with the details in Scotch Partners External Noise Assessment (Revision 02 of 31/05/2019). Prior to installation of any plant by future tenants, full details of the plant and an assessment of compliance with limits detailed in this assessment shall be submitted to and approved by the local planning authority. Once installed all plant shall be permanently maintained as approved thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in

accordance with the National Planning Policy Framework 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).

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

16. ELECTRIC VEHICLE CHARGER POINTS

Before the first occupation of the building hereby approved, details of the installation (including location and type) of an electric vehicle charger point within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger point 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: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007

17. TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2019, Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

18. SERVICE MANAGEMENT PLAN

Before the first occupation of the development hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced 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:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of

the Southwark Plan 2007.

19. DISABLED PARKING

Prior to occupation of the development hereby approved, 1no.disabled parking space available for commercial occupants) as shown on the drawing(s) referenced ST-02-100 P1 ; hereby approved, shall be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason:

To ensure that the parking spaces for disabled people are provided and retained in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for Disabled People and the Mobility Impaired) of the Southwark Plan 2007.

20. PROVISION OF REFUSE STORAGE

Before the first occupation of the development hereby approved, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The 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 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

21. HARD AND SOFT LANDSCAPING

Before the first occupation of the development hereby approved, detailed drawings of a hard and soft landscaping scheme showing the ground floor light well, first floor courtyard and the proposed roof gardens, 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 and seeding 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 12 (Design and conservation) and 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.

Permission is subject to the following Compliance Condition(s)

22. CONTAMINATION

The developer shall maintain a watching brief for the presence of ground contamination during the lift core excavation. If during development contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted and obtained written approval from the LPA for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

Reason:

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted in the event that any contamination is identified.

23. NOISE

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 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).

24. RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s].

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

25. SUSTAINABILITY

The proposals and targets of the approved Sustainability and Energy Strategy with regard to Environmental Design and Sustainability and Energy Strategy are to be implemented and achieved.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

26. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

27. RESTRICTION ON THE INSTALLATION OF 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 to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

28. RESTRICTION ON USE WITHIN THE USE CLASS HEREBY PERMITTED

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the use hereby permitted shall not include any 1) A4 uses 2) clinics, health centres, day nurseries, day centres, schools, halls, places of worship, law courts within the D1 use class, and 3) bingo and dance halls, swimming baths, skating rinks, gymnasiums, or area for indoor or outdoor sports within the D2 use class.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use, in accordance with: the National Planning Policy Framework 2019; 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. HOURS OF USE OF OUTDOOR AMENITY AREA(S)

Other than for maintenance purposes, repair purposes or means of escape, the rooftop amenity

areas shall not be used outside of the following hours:

8:00am to 9:pm; on Mondays to Fridays

9:00am to 14:00pm; on Saturdays.

They shall not be used on Sundays or bank holidays.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

30. CONSTRUCTION MANAGEMENT PLAN

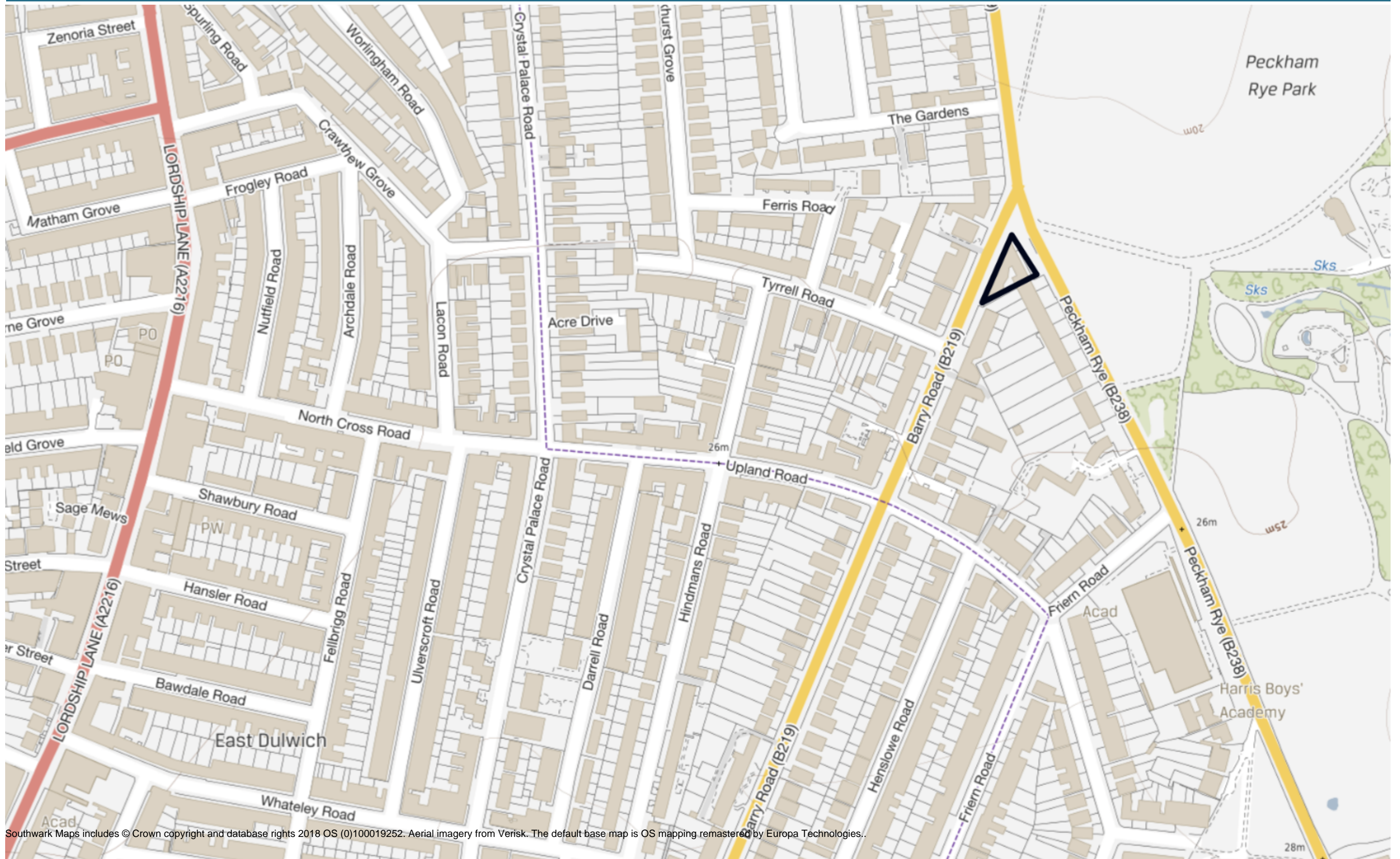
The proposals of the approved Construction Management Plan are to be implemented and maintained throughout the construction period.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved Policy 5.2 (Transport Impacts), 3.2 Protection of Amenity of the Southwark Plan 2007.

Informatives

1. Listed Building consent will be required for the abutment of the building with the Accumulator Tower of Tower Bridge. This should be sought prior to the replacement of cladding on the application building and should include measures to protect the accumulator tower building during construction.
2. Under the Environmental Permit (England and Wales) Regulations 2016 a Flood Risk Activity Permit ('FRAP') will be required from the Environment Agency for any enabling works for the storage of materials and/or scaffolding for any building within 16m of a tidal main river.



50 m

16-Jan-2020

Scale =
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Contents

BACKGROUND INFORMATION.....	2
BACKGROUND DOCUMENTS.....	20
APPENDICES	20
AUDIT TRAIL.....	20
Appendix 1: Consultation undertaken.....	21
Appendix 2: Consultation responses received	24
Appendix 3: Relevant planning history	25
Appendix 4: Recommendation	26

Item No. 7.2	Classification: OPEN	Date: 29 January 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 18/AP/2238 for: Full Planning Application Address: BARRY PARADE, BARRY ROAD, LONDON SE22 0JA Proposal: Demolition of existing single storey mixed use (A1/A2/A3/B1 and Sui Generis) buildings and the erection of four storey building (including Basement) comprising of Class A1 and A2 retail units, 13 residential units. Residential (Private 1 x Studio, Flats 1 x 1bed, 3 x 2bed & 4 x 3bed)(Affordable 1 x 1bed, 2 x 2bed & 1x 3bed)		
Ward(s) or groups affected:	Dulwich Hill		
From:	Director of Planning		
Application Start Date 14/08/2018		Application Expiry Date 13/11/2018	
Earliest Decision Date			

RECOMMENDATION

1.
 - a) Grant subject to conditions and legal agreement.
 - b) In the event that a legal agreement is not completed by 29/02/2020, that the director of Planning be authorised to refuse planning permission in accordance with paragraph 69 of the report.

BACKGROUND INFORMATION

Site location and description

2. The site is a triangular plot of land at the junction of Barry Parade and Peckham Rye. The site contains a number commercial properties, only some of which are still in use; the units are:
 - Veterinary clinic (sui generis use class) 230.50sqm
 - Estate agency (A2 use class) 126.50sqm
 - Vacant former office (B1 use class) 57.50sqm
 - Vacant former takeaway (A5 use class) 36sqm
 - Vacant former takeaway (A5 use class) 36sqm
 - Vacant former takeaway (A5 use class) 28sqm
 - Barber shop (A1 use class) 18.50sqm
3. The site is located within:
 - The Gardens Conservation Area
 - Suburban Density Zone-Middle
 - Air Quality Management Area

- Protected Shopping Frontage

4. The site has a public transport accessibility level of 4.

The surrounding area

5. The surrounding is predominantly residential with a few commercial uses across Barry Road. There is Metropolitan Open Land (Peckham Rye Park and Common) opposite the site and nearby No.200 Peckham Rye to the South of the site is Grade II listed.

Details of proposal

6. The proposal calls for the demolition of the existing building on the site and the construction of a 5 storey building with A1/A2 uses at ground floor and 13 flats above. A total 395sqm of A1 (retail) would be provided, 119sqm of A2 (financial services); 4 of the dwellings would be affordable (3 social rent/ 1 intermediate), in compliance with the council's affordable housing policy.
7. The building would be 16m high at the tallest point which is at the corner of the site. At ground floor level the building would protrude 5m beyond the upper floors across the Peckham Rye frontage; the upper floors are 29m in width across the Barry Road frontage and 29m on Peckham Rye. The building width would increase at ground level to measure 43m along Barry Road and 33m across Peckham Rye.

Planning history

8. See appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Tenure mix, affordable housing and viability ;
 - Dwelling mix including wheelchair housing;
 - Density;
 - Quality of residential accommodation;
 - Design, layout, heritage assets Landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Energy and sustainability;
 - Air quality;
 - Water resources and flood risk;
 - Planning obligations (S.106 undertaking or agreement);
 - Mayoral and borough community infrastructure levy (CIL);
10. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

11. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark

Plan 2007.

12. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (the Framework)

13.
 5. Delivering a sufficient supply of homes
 6. Building a strong, competitive economy
 9. Promoting sustainable transport
 11. Making effective use of land
 12. Achieving well-designed places
 16. Conserving and enhancing the historic environment

The London Plan 2016

14.
 - 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities
 - 3.10 Definition of affordable housing
 - 5.3 Sustainable design and construction
 - 5.7 Renewable energy
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.10 Walking
 - 6.13 Parking
 - 7.2 An inclusive environment
 - 7.4 Local Character
 - 7.5 Public Realm
 - 7.6 Architecture
 - 8.2 Planning obligations
 - 8.3 Community Infrastructure Levy

Core Strategy 2011

15. Strategic Policy 1 - Sustainable Development

Strategic Policy 2 - Sustainable transport
 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 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

16. 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.

Policy 1.9 - Change of use within protected shopping frontages

Policy 2.5 Planning obligations

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 3.9 Water

Policy 3.11 Efficient use of land

Policy 3.12 Quality of accommodation

Policy 3.13 Urban design

Policy 3.14 Designing out crime

Policy 4.2 Quality of residential accommodation

Policy 4.3 Mix of dwellings

Policy 4.4 Affordable housing

Policy 4.5 Wheelchair affordable housing

Policy 5.2 Transport impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car parking

Supplementary Planning Documents (SPDs)

17. 2015 Technical Update to the Residential Design Standards [SPD] 2011
Section 106 Planning Obligations/CIL SPD 2015
Sustainable Design and Construction SPD 2009

Consultation responses from members of the public

18. Summarised below are the material planning considerations raised by members of the public.
19. 22 comments have been received regarding this application, including 19 objections, one in support, and one neutral comment. Relevant planning matters raised are as follows:
 - Sunlight/ Daylight
 - Land use
 - Construction of the basement
 - Overlooking
 - Parking
 - Family housing
 - Servicing/deliveries
 - Traffic flow
 - Design, scale and massing
 - Impact on heritage assets
 - Affordable housing
 - Impact on residential amenity
 - Ecology
 - Energy
 - Noise

These matters have been addressed within the report.

ASSESSMENT**Principle of the proposed development in terms of land use**

20. The proposal includes the re-provision of commercial space and the addition of residential. In this location the addition of residential would be acceptable. When alterations are sought to commercial space which is within a protected shopping frontage, consideration is given to saved policy 1.9 - Change of use within protected shopping frontages. The policy states:

Planning permission for a change of use from A1 Use Class within protected shopping frontages, as set out in Appendix 5 , will be granted provided that the following criteria are met:

- i. The proportion of units within any protected shopping frontage in A1 Use Class does not fall below 50%; and

- ii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a 2 year period; and
- iii. The proposal would not result in a material loss of amenity for surrounding occupiers; and
- iv. The proposed use provides a service involving visits to the premises by members of the public; and
- v. The proposal would not harm the vitality or appearance of the protected shopping frontage.

21. The proposal would adhere to the policy as there is no net loss of commercial. The provision of commercial floor space is as follows:

A1 (retail): 395sqm (net A1 increase 376sqm)

A2 (professional services): 119sqm (net A2 decrease 7.5sqm)

Total increase in commercial floor space – 38.5sqm

While there would be a minor decrease in A2 floor space, this is not considered to harm the viability of the A2 unit. It is understood from discussions with the applicant the existing estate agent on site would be retained in this new A2 unit. Overall, there would be a net increase in commercial floor space which is welcomed.

There is no objection in principle to the re-provision of commercial space and providing 13 residential units on the site.

Tenure mix, affordable housing and viability

22. The proposal provides a mix of private and affordable housing (9 private/4 affordable) and of the affordable, 3 would be social rent and one intermediate. The requirement of saved policy 4.4 is that for a 13 unit scheme 4 units should be provided at a 70:30 split. The proposal would equate to a split of 71:29 in terms of habitable rooms, which is marginally outside the requirement of saved policy 4.4 though would be acceptable given the relatively small scale of the development and spacious nature of the units proposed. In addition, the affordable and private units would share the same access which is a positive aspect of the scheme.
23. It is also noted that the initial scheme had proposed affordable rent in place of socially rented units. Following negotiations with the Council, the applicant has agreed to provide these as socially rented units, which is an improvement on the original offer and is welcomed.

Dwelling mix including wheelchair housing

24. The proposal would provide 3 x one bed units (23%), 5 x two bed units (38.5%) and 5 x three bed units (38.5%). This mix accords with strategic policy 7 which requires at least 60% of units to have two or more bedrooms. It equally meets with at least 20% of units having three bedrooms or more. The proposal would also require 1 wheelchair accessible unit in accordance with policy. The proposal is that Unit 5, a 3 bed unit would be offered which is acceptable. The proposal mix is considered as acceptable as it is in accordance with policy.

Density

25. The overall density for the scheme is 203 HR//Ha. This would be in accordance with the density standards within the residential design standards for the Suburban Zone (200-350 hr/ha).

Quality of residential accommodation

Space standards

26. The units would generally comply with the space standards set out in the residential design standards SPD in terms of room sizes and gross internal areas. Where individual room shortfalls are present, these are relatively minor, typically less than 1sqm, and offset by the otherwise spacious nature of the units. These are set out below:

Unit	Room type	Minimum GIA (SQM)	Actual (SQM)	Complies?
1 3b5p	Double bedroom	12	17	Yes
	Double bedroom	12	13	Yes
	Single bedroom	7.5	7.5	Yes
	Living/Dining	18	19	Yes
	Kitchen	8	8.04	Yes
	Bathroom	3.5	6.00	Yes
	Terrace	10	23	Yes
	GIA	93	94	Yes
2 3b5p	Double bedroom	12	17	Yes
	Double bedroom	12	12	Yes
	Single bedroom	7.5	8	Yes
	Living/Dining/Kitchen	30	30.5	Yes
	Bathroom	3.5	5	Yes
	Terrace	10	21	Yes
	GIA	93	96	Yes
3 3b5p	Double bedroom	12	17	Yes
	Double bedroom	12	12	Yes
	Single bedroom	7.5	7.6	Yes
	Living/Dining/Kitchen	30	31.6	Yes
	Bathroom	3.5	5	Yes
	Terrace	10	21	Yes
	GIA	93	96	Yes
4 3b5p	Double bedroom	12	19.49	Yes
	Double bedroom	12	15	Yes
	Single bedroom	7.5	7.9	Yes
	Living/Dining	18	25.4	Yes
	Kitchen	8	10	Yes
	Bathroom	3.5	4.43	Yes
	Terrace	10	38	Yes
	GIA	93	130	Yes
5	Double bedroom	12	12	Yes

4b2p	Double bedroom	12	12	Yes
	Living/Dining/Kitchen	27	30	Yes
	Bathroom	3.5	5	Yes
	Terrace	10	6	No
	GIA	70	77	Yes
6 3b5p	Double bedroom	12	14.5	Yes
	Double bedroom	12	14	Yes
	Single bedroom	7.5	10	Yes
	Living/Dining/Kitchen	30	32	Yes
	Bathroom	3.5	5	Yes
	Terrace	10	10	Yes
	GIA	86	104	Yes
7 2b3p	Double bedroom	12	13	Yes
	Single bedroom	7.5	9	Yes
	Living/Dining/Kitchen	27	27	Yes
	Bathroom	3.5	4.5	Yes
	Terrace	10	5	No
	GIA	61	69	Yes
8 1b2p	Double bedroom	12	16	Yes
	Living/Dining/Kitchen	24	25	Yes
	Bathroom	3.5	4.3	Yes
	Terrace	10	14	Yes
	GIA	50	52	Yes
9 2b3p	Double bedroom	12	11.4	No
	Single bedroom	12	8.5	Yes
	Living/Dining/Kitchen	27	28	Yes
	Bathroom	3.5	4.5	Yes
	Terrace	10	18	Yes
	GIA	61	63	Yes
10 2b4p	Double bedroom	12	12.1	Yes
	Double bedroom	12	12	Yes
	Living/Dining/Kitchen	27	28.3	Yes
	Bathroom	3.5	5	Yes
	Terrace	10	15	Yes
	GIA	70	74	Yes
11 2b4p	Double bedroom	12	11.8	No
	Double bedroom	12	12	Yes
	Living/Dining/Kitchen	27	35	Yes
	Bathroom	3.5	4	Yes
	Terrace	10	46	Yes
	GIA	79	93	Yes
12 Studio	Studio	37	37	Yes
	Terrace	10	4	No
	GIA	70	74	Yes
13 1b2p	Double bedroom	12	12	Yes
	Living/Dining/Kitchen	24	27	Yes
	Bathroom	3.5	4.5	Yes

	Terrace	10	8	No
	GIA	50	53	Yes

Outlook

27. The outlook from each unit would be excellent with the majority of units overlooking Peckham Rye. Window 27 however on Flat 4 was very narrow in the original design, and considered to restrict the outlook to future occupant. As such, the size of the window was increased in order to offer a very good outlook and access to daylight. This improvement has overcome initial concerns from officers. The overall outlook from the building is excellent.

Daylight / Sunlight

28. The proposal would have 69 residential windows which have been assessed for daylight purposes. All rooms served by these windows meet and surpass the Average Daylight Factor (ADF) recommendation as set out in the BRE guidance. In terms of sunlight 12 out of the 13 living spaces have at least one window which meets the sunlight recommendations.
29. The living space of flat 7 would fail to meet the BRE recommended amount of sunlight to windows (the BRE recommends main living room windows should receive 25% of the total annual probable sunlight hours, including 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March). The most sunlight the window would receive would be 8% total and 2% in winter. This is due to a combination of the North facing aspect of the unit, and the in-setting of the balcony. Given this is the sole exception, and the remaining units would receive good levels of sunlight, this would be acceptable on balance.
30. While the daylight/sunlight assessments shows that all habitable rooms meet the BRE guidance, window 27 is very narrow but the re-alignment of the window has been provided which improves daylight. Based on the assessments it is considered that the daylight/sunlight within the units would be good.

Amenity Space

31. The proposal offers the majority of unit's large balconies or terraces. There are 4 instances where the 10sqm sought in the Section 106 Planning Obligations and CIL SPD is not met. These balconies would be a minimum of 3sqm and useable, and would be located in the smaller non-family sized units. In total there would be a shortfall of 22sqm. Where there is additional communal space this can be discounted above that of 50sqm. Given there is 68sqm of communal amenity provided, the shortfall of 22sqm would result in 4sqm not being allocated. A contribution would be sought for the shortfall as part of the S106 agreement.

Children's Play Space

32. The London Plan policy 3.6 requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme. Southwark's Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD states that a minimum of 10sqm of play space per child yield should be provided where there would be an expected occupancy of 10 children or more.
33. Using the population calculator provided by the GLA, the proposal would have an expected child occupancy of 6.2 and would therefore not be required to provide any children's play space, and none has been provided. There is of course Peckham Rye Park and Common across the road from the site for outdoor play space.

Design, layout, heritage assets and impact on Borough and London views

Detailed Design

34. The existing buildings on site are single storey and as identified in the conservation area appraisal as poor and inappropriate architectural forms. The surrounding context includes buildings of significant value and which contribute to the conservation area. The proposal is for a 4-storey block consisting of residential flats on the upper floors with a retail unit on the ground floor. The building would have facades facing onto Peckham Rye and Barry Road which come together in a circular manner at the triangular junction.
35. The proposed building covers most of the triangular footprint of the site. As a consequence it would appear larger than the varied Victorian villas that stretch along Peckham Rye in one direction and the two storey terraced houses that stretch along Barry Road. However, the building in its general form, its proportions, and in its detailing is a successful modern interpretation of the adjoining properties. Furthermore, it can demand a greater presence in the context given the landmark corner site. This and The Clock House pub across Barry Road serve as successful focal points for anyone traversing Barry Road or Peckham Rye.
36. In terms of the detailed design the vertically proportioned windows, parapets at roof level, a set forward shopfront and a rounded corner at the main road junction are all key features of the design which are, although detailed in a modern way; take direct reference to the early Victorian architecture. The setback top floor and recessed panels in the façades break down the apparent scale and bulk of the building such that it appears to be no bigger than might have been expected of traditional architecture in such a location. In summary, the building will be an elegant and appropriate landmark at this prominent location within the streetscape.
37. It is noted that balconies on the third floor of the Peckham Rye façade are to be recessed behind a continuous façade. This is important in ensuring a façade that is simple and well proportioned in form and is thus acceptable. It was considered the doorway to the balcony serving unit 10 was awkwardly laid out and typically did not follow the rhythm of the building. The layout has been changed to improve the configuration which delivers a smoother corner aspect.
38. It will be important to retain the quality indicated by the Design and Access statement. It is therefore essential that condition requiring the submission of typical conduction details at 1/5 though facades is attached to any planning permission.

Impact on the conservation area and nearby listed buildings

39. The conservation area appraisal states Peckham Rye is typified with taller buildings forming the backdrop to the perimeter trees around the Rye. The existing buildings on the site harm this continuity and fail to contribute in terms of character and richness within the area. The proposal follows through on this characteristic and is reflective of the local massing. The design which is four stories with a set-back fifth would be suitable in the local context and respond positively to the buildings on adjacent plots.
40. The materiality of the proposal would be largely defined by London stock brickwork and reconstituted stone surrounded, accented by bronze aluminium finishes to the windows, railings and doors; this material palette would be largely in-keeping with the local area while offering an attractive design.

41. Based on the assessment above, the proposal would significantly visually improve a currently derelict site which offers little to the conservation area, and it would conserve the wider character and setting of the conservation area and the nearby listed building.

Transport and Servicing

Car parking

42. The proposal includes residential car parking for 13 vehicles, including 2 disabled parking spaces at basement level. An existing parking bay would be retained, and a delivery bay with space for 1 delivery vehicle would be introduced. The site is not located in a Controlled Parking Zone and has a PTAL of 4. In order to establish the whether the car parking provision is acceptable a parking beat survey was completed and consideration given to objections about parking pressures.
43. The parking beat survey showed that during both the week and weekend there were moments when the surrounding bays were fully occupied. It is also acknowledged that during other times of the day there is ample capacity. Local residents have raised concern about both elements of parking leading to displacement on street. It is considered that the applicant has provided policy compliant parking for the residential aspect in a suburban setting (i.e. 1.5-2 spaces as a maximum per unit in line with the Residential Parking Standards of the Southwark Plan 2007), which would reduce the risk of additional parking pressure on the highway - addressing the concerns of residents. In addition to this, the developer will be required to provide car club memberships for residents. In terms of the commercial aspect the proposal has allowed for 3 parking spaces (in the retained parking bay) and 1 delivery vehicle space. The existing uses on the site included a mini-cab, retail, vets and take-aways, these generated a high number of vehicles visiting the site. The proposed use would generate trips also but considering the outcome of the analysis, which shows that during the daytime there would be only three occasions where the proposal would increase the trips to the site, it is not considered the proposal would compromise the existing parking on the highway.
44. It is considered that in terms of car parking the proposal would be policy complaint. Though to promote sustainable travel, in accordance with Policy 6.1 of the London Plan a condition would be attached requiring for 20% of spaces are provided with active provision for electric vehicles (i.e. an actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into) and all the remaining spaces with passive provision (i.e. The network of cables and power supply necessary so that at a future date a socket can be added easily).
45. The access point and gate was considered to be a concern for security. The Metropolitan Police sought the automatic gate was brought forward in order to remove a dark corner which could lead to anti-social behaviour. The new alignment is considered to be acceptable as it has removed the hidden corner.
46. The scheme includes off-street parking for 4 vehicles associated with the commercial uses. An assessment has been completed to demonstrate the impacts of the commercial element on local parking demand. A parking survey conducted as part of this application indicates that the maximum demand from the existing range of uses would be for spaces for 7 cars at the peak time of 11:00am-12:00pm. The proposed range of uses would see a reduction at peak times to demand for 4 spaces, owing to the less intensive uses proposed (i.e. retail and an estate agent) when compared with the existing uses, particularly takeaway and minicab uses. It is demonstrated that in

the majority of time periods the proposed development results in a reduction of parking demand, with six hour periods indicating a net reduction, and only three periods indicating an increase, spreading out demand throughout the day and reducing peak demand. As a result the proposed development would not have a material impact upon on-street parking in the area.

Servicing/Refuse

47. The servicing proposal includes using the existing parking bay on Barry Road. The bay is positioned closest to the junction with Peckham Rye and behind the bus stop. This is a suitable arrangement subject to operational controls. The operational controls would restrict deliveries to:

Loading only 07:00am-10:00am

Maximum stay 40 minutes

10:00am-6:00pm max stay 30 mins

No returns within 2 hours

Other options of servicing on site would compromise the retail offering, the capacity and safety of Peckham Rye as a main A road and with consistent levels of vehicle movements along Barry Road servicing in front of the bus stop would make it difficult for a bus to manoeuvre off. The current proposal allows buses to safely use the bus stop while given the alignment of Barry Road gives other drivers a clear view of any oncoming vehicles. This arrangement therefore would provide a safe location to service the site. The double yellow line would be extended to prevent more than one delivery vehicle parking in the bay at any one time, further mitigating the risk for passing buses or other traffic. It is understood roll cages and trolleys for the retail unit would be stored internally. Finally, a servicing management plan would be secured by condition to detail specific servicing arrangements, including those of the retail unit(s).

48. In terms of number of servicing trips it can be expected 5 daily for the A1 retail aspect of the development. This could be easily accommodated within the loading bay. It can be expected the A2 Professional Services use would generate little to no service trips and that waste from the C3 Dwellings would be collected twice per week - one per refuse and another for recycling. It is not considered that servicing would be detrimental to the safe function of the highway nor the capacity of parking as explored in the transport assessment. To deliver the servicing arrangement the Traffic Management Order would require amending. This would be written into the legal agreement.

Trip Generation

49. There are a total 18 vehicle trips expected from the residential element on a daily basis. This can be easily accommodated on the network. The commercial units would generate 44 vehicle movements in the AM peak, 34 in the PM peak and 532 across the day. This is an increase of 77 movements, over a daily period, from the existing uses. However, a reserved discount of 30% of trips has been applied as many trips visiting the retail would already be on the highway network, and similar to traffic passing the existing uses. The discount has been equally applied to the existing uses such as the take-away facility. In this respect there is only a marginal increase of 4 extra vehicles movements into the site per day when compared with the existing range of uses on site. Overall the proposed scheme would have a minimal and acceptable impact on the highway network.

Transport summary

50. Where visitors to the site travel by car a significant proportion would already be on the highway network. When considering the existing uses and proposed uses on the site there would be no material change in vehicle movements throughout the day. As concluded with the vehicle movements the parking demand in the majority of time periods identified would see a reduction in demand. The transport implications of the proposal are acceptable.

Impact on trees

51. An arboricultural survey was undertaken at the site which included trees on neighbouring properties. The report highlighted that no trees were on the site itself but 6 bounded the red line. Out of these five would require pruning to facilitate the development. Two trees in particular were of further concern because of the ramp construction to the basement. The applicant conducted trial pit investigations while also meeting the Urban Forester on site. The trial pits showed that the ramp would be close to the tree roots but also that there should be adequate protection to ensure their survival. To achieve this, a condition would be attached requiring root protection and written into the legal agreement, if the trees are to die up to 5 years after the construction period a financial sum would be provided to replace the loss of any tree coverage. It is viewed that the impact on trees is acceptable and sufficient safeguards are in place to mitigate against any loss.

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

Daylight

52. The applicants have provided a daylight and sunlight assessment which looks at how the proposed development would impact on the surrounding residential properties. The properties that would be most affected are 198a & 198b Peckham Rye, 1, 1 to 12, 6, 6a, 8, 10, 12, 14 & 196a Barry Road. The assessment looks at the likely impacts on these properties.
53. The Building Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight. The daylight assessment uses the Vertical Sky Component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall). The BRE advises that acceptable levels of daylight can still be achieved if VSC levels are within 0.8 (or 80%) of their original value. Any greater loss (i.e. loss of 20% or more) would mean there would be a noticeable reduction in the amount of daylight received.
54. The second test is Daylight Distribution which is demonstrated by plotting the 'no sky line' in each room before and after the development, if the skylight is reduced to less than 0.8 times its former value then an impact would be noticeable.
55. While the results of the VSC assessment show that the majority of windows surrounding the site would continue to receive adequate daylight as defined by the BRE guidance, there is a small proportion that would be marginally impacted upon, this

has been explored below:

198a & 198b Peckham Rye

56. The assessment highlights that nine windows across the properties fail the VSC test and only one room served by these windows fails the daylight distribution test. One of the windows is a secondary window to a bedroom whereby the overall daylight received meets standards. Further clarification was sought on the daylight/sunlight report for which additional plans of No.198a/b were provided. It was confirmed that the assessment had accurately identified habitable and non-habitable rooms and the associated impacts. Therefore given the impact is minimal and that all rooms are non-habitable bar one, which has a primary window providing adequate VSC and distribution, the impact is considered acceptable.

1, (1 to 12), 6, 6a, 8, 10, 12, 14 & 196a Barry Road

57. All habitable rooms assessed at these properties would pass the VSC tests. There are seven windows that fall short of the BRE target values for VSC; six of these fail the daylight distribution assessment too. There are two additional windows 84 & 90 which fail the daylight distribution. Each of these windows is located in an entranceway serving an inset hallway, and all received relatively poor levels of daylight under present circumstances (below 10% in existing VSC). As per BRE guidance, circulation areas such as hallways need not be assessed in daylight/sunlight testing. As such, the impacts on these windows are considered acceptable.

Sunlight impacts

58. The applicant's assessment of the impacts on sunlight identifies that all windows measured bar one would meet the target values as set out in the BRE guidance. The one window which fails is on 8 Barry Parade and is one of three windows serving the same room. It is considered that while the impact would be noticeable on this window, the overall impact would be acceptable as collectively the windows provide very good levels of sunlight.

Overshadowing (198a & 198b Peckham Rye, 1 Barry Road)

59. Guidance published by the BRE suggests that where new development may affect one or more amenity areas, analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive two or more hours of sunshine on 21st March.
60. The applicants have provided an overshadowing study; the results demonstrate that all of the gardens tested would meet the BRE target criteria for sunlight. The results demonstrate that all of the gardens and amenity spaces tested would meet and exceed the BRE criteria; this is because at least 50% of their area would receive at least two hours of direct sunlight on 21 March. There are no concerns about overshadowing.
61. As is demonstrated above there would be very little impact on the daylight/sunlight experienced to surrounding residential occupiers. For these reasons it is considered the daylight/sunlight and overshadowing impacts are acceptable.

Noise

62. Given the existing retail and veterinary on site the proposal would not increase noise materially.

Energy and sustainability

63. An energy assessment has been prepared which outlines the energy requirements for both domestic and non-domestic aspects of the proposal. The assessment also demonstrates which methods can be utilised to deliver efficiencies. The proposal has incorporated a range of energy saving factors as part of a “Be Lean, be Clean, Be Green Approach” including thermal bridging, passive ventilation, and solar panels. These measures combine for a total carbon emission saving of 35.9%. While the scheme would not achieve a 100% carbon reduction in line with London Plan requirements, the scheme has explored a number of additional green energy solutions including biomass boilers, these have been found to be unviable given the scale of the project. Similarly, the maximum roof space has been allocated to PV panels and further reductions from additional PV panels are not possible. Hence the 35.9% reduction is considered acceptable. The remaining carbon offset would be collected as a carbon offset in-lieu payment. This is set out in the S106 legal agreement obligations.

Ecology and biodiversity

64. Given the site’s location next to Peckham Rye an ecological survey was undertaken. The study has found the current site has a low probability of roosting opportunities for bats, and is not currently in use for bat roosting, and identifies the potential for bird nesting on site. The findings are acceptable and to promote further fauna, conditions would be attached relating to green roofs and units for animals to live within (e.g. bat and bird boxes) enhancing the ecological value of the site. A lighting strategy would also be conditioned to protect the darkness of the Rye for the benefit of bats.

Air quality

65. As noted under the transport section of the report, the increased trip generation would be relatively modest, and is noted expected to have a significant impact on local air quality. As such, The air quality for the future residents would be acceptable. The environmental protection team are satisfied with the scheme.

Flood risk

66. The Environment Agency had no comments on the application as it falls outside their flood risk areas. The flood and drainage team have reviewed the submitted details and are satisfied with the proposed sustainable drainage and that the impact of the basement would be acceptable.

Planning obligations (S.106 undertaking or agreement)

67.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social rent and intermediate) housing Provision	The provision of 4 affordable homes- 3 social rent and 1 intermediate.	Agreed
Wheelchair housing provision	Wheelchair accessible accommodation marketing (1 wheelchair accessible unit)	Agreed
Outdoor amenity space	£820 to compensate for the under provision of outdoor amenity space	Agreed
Transport and Highways		
Highway works	<p>Highway works: The applicant is to enter into a Section 278 agreement with the Highways Authority. Details of these works:</p> <ol style="list-style-type: none"> 1. Repave the footway including new kerb fronting the development on Peckham Rye and Barry Road using materials in accordance with Southwark's Streetscape Design Manual (Yorkstone paving slabs and 150mm wide silver grey natural granite stone kerbs). 2. Construct proposed and existing crossovers using materials in accordance with Southwark's Streetscape Design Manual. 3. Provide dropped kerb arrangements using materials in accordance with Southwark's Streetscape Design Manual. 4. Construct flush tree pit edgings around all existing trees and level. 5. A TRO to amend parking arrangements on Barry Road and relocate lost bays. Works to include road marking and signage. 6. All utility covers on footway areas are to be changed to recessed type covers. 7. Upgrade street lighting to current LBS standards 8. Any damaged footways, kerbs, inspection covers and street furniture due to 	Agreed

	the construction of the development should be rectified.	
Car club scheme	Car club membership for three years for each eligible resident (over 18 years of age).	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	£24,500 - towards the green fund and used to reduce carbon dioxide emissions in projects elsewhere in the borough	Agreed
Precautionary tree loss offset	£67,489 - during the construction period and up to 5 years afterwards should the tree identified as T5 or T6 die, a financial contribution would be secured to ensure there is no net loss of canopy cover. The proportion of contribution would be based on existing tree girth as stated in Arboricultural Report V1.0 Feb 2018 by biocensus (T5 - £43,193 / T6 - £24,296).	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

Mayoral and borough community infrastructure levy (CIL)

68. The proposal would be liable for Mayoral and Borough CIL.

Community impact and equalities assessment

69. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
70. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
71. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 3. The need to foster good relations between persons who share a relevant protected

characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

72. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

73. 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.
74. This application has the legitimate aim of providing new residential accommodation. 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.

Positive and proactive statement

75. 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.
76. The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

77. Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	Time extension have been sought in order to bring this case to committee.

Other matters

78. The proposal is considered to already benefit from being close to achieving 'secure by design' The metropolitan police consider that given the area and elements such as the basement 'Secure by Design' should be delivered thus has been conditioned.

Conclusion

79. The proposal would offer 13 residential units with 4 of them being affordable housing, this contributes positively to the councils plan. The scheme also offers a new building that will contribute to the surroundings and would remove a dilapidated building. Therefore the scheme is both beneficial in providing new homes and improving the character of the area, while the impacts on the neighbour is considered to be negligible. As such the application is recommended for approval subject to conditions and legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file TP/2596-G Application file 18/AP/2238 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Glenn Ruane, Planning Officer	
Version	Final	
Dated	14 January 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		17 January 2020

APPENDIX 1**Appendix 1: Consultation undertaken****Site notice date:****Press notice date:** n/a.**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 17/07/2018**Internal services consulted**

Flood Risk Management & Urban Drainage
 Highways Licensing
 Highways Development and Management
 Waste Management
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester
 Flood Risk Management & Urban Drainage
 Highways Licensing
 Highways Development and Management
 Waste Management
 Ecology
 Archaeology
 Design and Conservation Team [Formal]
 Urban Forester

Statutory and non-statutory organisations

Environment Agency
 Thames Water
 Transport for London
 Network Rail
 Great London Authority
 EDF Energy
 London Fire & Emergency Planning Authority
 London Underground
 Metropolitan Police Service (Designing O
 Natural England - London & South East Re

Planning Policy

London Underground
 Environment Agency
 Thames Water
 Metropolitan Police Service (Designing Out crime)
 Natural England - London & South East Region

Environment Agency
 Environment Agency
 Thames Water
 Transport for London
 Network Rail
 Great London Authority
 EDF Energy
 London Fire & Emergency Planning Authority
 London Underground
 Metropolitan Police Service (Designing Out crime)
 Natural England - London & South East Region
 Transport for London
 London Fire & Emergency Planning Authority

Neighbour and local groups consulted:

Flat C 18 Barry Road London	Flat 3 200A Peckham Rye London
Flat D 18 Barry Road London	Basement Flat 198A Peckham Rye London
Flat A 12 Barry Road London	160 Tooley Street London SE1
Flat D 22 Barry Road London	Ground Floor Flat Front 10 Barry Road
Flat A 18 Barry Road London	London
Flat B 18 Barry Road London	14 Barry Road London SE22 0HU
Flat 2 5 Barry Road London	Flat 4 16 Barry Road London
Flat 1 196 Peckham Rye London	20A Barry Road London SE22 0HU
Flat 2 196 Peckham Rye London	Flat 1 16 Barry Road London
Flat 1 11A Barry Road London	Flat 2 16 Barry Road London
Flat 2 11A Barry Road London	Flat 3 16 Barry Road London
Flat 1 5 Barry Road London	6C Barry Road London SE22 0HU
Flat C 22 Barry Road London	6D Barry Road London SE22 0HU
7 Barry Road London SE22 0HX	1A Barry Road London SE22 0HX
2 Barry Parade Barry Road London	20B Barry Road London SE22 0HU
10-11 Barry Parade Barry Road London	6A Barry Road London SE22 0HU
5 Barry Road London SE22 0HX	6B Barry Road London SE22 0HU
9 Barry Parade Barry Road London	Ground Floor And First Floor Flat 7 Barry
Flat A 22 Barry Road London	Road London
Flat B 22 Barry Road London	Second Floor Flat 8 Barry Road London
5 Barry Parade Barry Road London	Top Floor Flat 12 Barry Road London
7 Barry Parade Barry Road London	First Floor Flat Front 12 Barry Road London
1 Barry Parade Barry Road London	Ground Floor Flat Rear 8 Barry Road
Flat 4 196 Peckham Rye London	London
8 Barry Parade Barry Road London	20C Barry Road London SE22 0HU
Top Flat 198A Peckham Rye London	Ground Floor Flat 8 Barry Road London
6 Barry Parade Barry Road London	Ground Floor Flat 5 Barry Road London
Second Floor Flat 10 Barry Road London	Living Accommodation 196A Peckham Rye
First Floor Flat 3 Barry Road London	London
First Floor Flat 10 Barry Road London	Basement Flat 7 Barry Road London
First Floor Flat 198A Peckham Rye London	First Floor Flat Rear 12 Barry Road London
Flat 3 196 Peckham Rye London	First Floor Front Flat 8 Barry Road London
The Clock House 196A Peckham Rye	First Floor Flat Rear 8 Barry Road London
London	1B Barry Road London SE22 0HX
Basement And Ground Floor Flat 3 Barry	Flat 2 198B Peckham Rye London
Road London	Flat 2 200A Peckham Rye London
Ground Floor Flat Rear 10 Barry Road	Flat 9 Kings Court Barry Road
London	Flat 1 198B Peckham Rye London
Ground Floor Flat 198A Peckham Rye	Flat 1 200A Peckham Rye London
London	200E Peckham Rye London SE22 0LU

200B Peckham Rye London SE22 0LU
200C Peckham Rye London SE22 0LU
200D Peckham Rye London SE22 0LU
Flat 8 Kings Court Barry Road
Flat 10 Kings Court Barry Road
Flat 11 Kings Court Barry Road
Flat 12 Kings Court Barry Road
12 Barry Parade Barry Road London

Flat 1 Kings Court Barry Road
Flat 5 Kings Court Barry Road
Flat 6 Kings Court Barry Road
Flat 7 Kings Court Barry Road
Flat 2 Kings Court Barry Road
Flat 3 Kings Court Barry Road
Flat 4 Kings Court Barry Road

Re-consultation:

Appendix 2: Consultation responses received

Internal services

Statutory and non-statutory organisations

London Underground
 Environment Agency
 Thames Water
 Metropolitan Police Service (Designing Out Crime)
 Natural England - London & South East Region
 Environment Agency
 Transport for London
 London Fire & Emergency Planning Authority

Neighbour and local groups consulted:

First Floor Flat 198A Peckham Rye London	158 Peckham Rye London SE22 9QH
126 Crystal Palace Road London SE22 9ER	17 Barry Road London SE220HX
13 Upland Mews London SE229EG	88 Upland Road East Dulwich London
77 Barry Road London SE22 0HR	12B Therapia Road London SE220SE
27 Friern Road London SE22 0AU	22B Tyrrell Road East Dulwich SE22 9NE
162 Peckham Rye London SE22 9QH	160 Tooley Street London SE1
10 Barry Road London SE22 0HU	160 Tooley Street London SE1
140 Peckham Rye London SE22 9QH	Flat 5 17 Barry Road London
Flat 9, 57 Crystal Palace Road SE22 9EX	17 Barry Road London SE22 0HX
34 Darrell Road London SE229NL	Ground Floor Flat Front 10 Barry Road
174 Peckham Rye London SE22 9QA	14 Barry Road London SE22 0HU
10A Forest Hill Road London SE22 0RR	
6C Tyrrell Road London SE229NA	

APPENDIX 3**Appendix 3: Relevant planning history**

No relevant planning history

APPENDIX 4**Appendix 4: 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	Mr Jack Bispham Panther Securities Plc	Reg. Number	18/AP/2238
Application Type	Full Application	Case Number	2596-G
Recommendation	Pending Legal Agreement		

Draft of Decision Notice**Pending legal agreement for the following development:**

Demolition of existing single storey mixed use (A1/A2/A3/B1 and Sui Generis) buildings and the erection of four storey building (including Basement) comprising of Class A1 and A2 retail units, 13 residential units. Residential (Private 1 x Studio, Flats 1 x 1bed, 3 x 2bed & 4 x 3bed)(Affordable 1 x 1bed, 2 x 2bed & 1x 3bed)

Barry Parade Barry Road London SE22 0JA

In accordance with application received on 9 July 2018

and Applicant's Drawing Nos.:

Existing Plans

EXISTING GROUND FLOOR PLAN D101 00 received
EXISTING STREET ELEVATIONS D103 00 received
EXISTING FLOOR PLANS PL014 00 received
EXISTING FLOOR PLANS PL015 00 received

Proposed Plans

PROPOSED SITE PLAN PL001 00 received
PROPOSED BASEMENT PLAN PL003 00 received
PROPOSED FIRST FLOOR PLAN PL004 03 received
PROPOSED SECOND FLOOR PLAN PL005 01 received
PROPOSED SECTION B-B AND PROPOSED SECTION C-C PL0012 00 received
PROPOSED FOURTH FLOOR PLAN PL007 00 received
PROPOSED STREET ELEVATION PL009 00 received
PROPOSED ELEVATIONS PL010 02 received
PROPOSED SECTION A P011 00 received
PROPOSED SITE PLAN LANDSCAPING PROPOSALS P013 00 received
PROPOSED THIRD FLOOR PLAN PL006 01 received
PROPOSED GROUND FLOOR PLAN PL002 01 received
Bus Stop Access Swept Path Analysis 2190 1100 T 107 B received

Other Documents

Energy statement 2691-Energy Assessment-1802-22ell.docx received

Sustainability Statement 2692-Barry Parade-Sustainability Statement- received
 Transport assessment/statement 2190/1100 received
 EXISTING ROOF PLAN D102 00 received
 Site location plan D27 01 received
 OVERHEATING STATEMENT 2691-Overheating(with active cooling)-1802- received
 PRELIMINARY ASSESSMENT BREEAM 2014 NEW CONSTRUCTION BARRY PARADE
 COMMERCIAL UNITS 2691 received
 UPDATE TO AIR QUALITY ASSESSMENT J2592/1/F1 received
 COVERING LETTER received
 BAT SURVEY AND MITIGATION REPORT FOR BARRY PARADE, PECKHAM RYE, LONDON
 received
 Daylight and Sunlight Study (Neighbouring Properties) received
 Design and access statement received
 Heritage statement received
 Preliminary Ecological Appraisal report for Barry Parade, Peckham Rye, London received
 Noise impact assessment received
 2012 Arboricultural Report Barry Parade, Peckham Rye, London BS 5837 received
 Affordable Housing Financial Viability Analysis for Panther Securities Plc received
 SCHEDULE 1 received
 BASEMENT IMPACT ASSESSMENT received
 EXTERNAL LIGHTING STATEMENT received
 PROPOSED ROOF PLAN PL008 01 received
 M&E VENTILATION STATEMENT received
 EXECUTIVE SUMMARY received
 Daylight and Sunlight Study (Within Development) received
 Flood risk assessment P2 received
 DRAINAGE STRATEGY AND SuDS STATEMENT received
 Addendum Report of Design Revisions & Responses to Planning Comments received
 Barry Parade Affordable Marketing Report - March 2019 received

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works,

excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

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

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

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

Reason

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

4. No development shall take place, including any works of demolition, until a Construction Method Statement 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 Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

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 2019.

Permission is subject to the following Grade Condition(s)

5. HARD AND SOFT LANDCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 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.

6. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

7. Sections drawings of 1:5 through the facades of the build facing Peckham Rye and Barry Road shall be submitted to and approved by the Local Planning Authority before any above grade work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

8. Before any above ground works take place, a Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the surrounding ecosystem does not suffer a loss of amenity by reason of light nuisance in accordance with the National Planning Policy Framework 2018, .Strategic

Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.1 Environmental effects, 3.2 Protection of Amenity of the Southwark Plan (2007).

9. Before any above grade works a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

10. Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 6 nesting boxes/bricks and 3 bat tubes 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 the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

11. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

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 the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed

specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

12. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

13. DETAILS OF THE MEANS OF ENCLOSURE

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

14. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of [insert e.g. all external facing materials] to be used in the carrying out of this permission shall be [presented on site/submitted to] and approved in writing by the Local Planning Authority; the

development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

15. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) 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 'very good or 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;

(b) 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 2019, 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.

16. SECURITY MEASURES

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

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

17. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced 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:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

18. ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Access to and use of building standard:

* M4(1):

Dwelling unit reference numbers:

*M4(2):

Dwelling unit reference numbers: ****

M4(3a)

Dwelling unit reference numbers: ****

M4(3b)

Dwelling unit reference numbers: ****

Reason:

To ensure the development complies with: the National Planning Policy Framework 2019; Policy 3.8 (Housing Choice) of the London Plan 2016, and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy 2011.

19. ELECTRIC VEHICLE CHARGER POINTS

Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two 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: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

20. Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2018, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

21. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

22. Before the first occupation of the residential aspect hereby permitted, the refuse storage arrangements shown on the approved drawing PL 002 Proposed Ground Floor Plan shall be provided and made available for use by the occupiers and the 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 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

23. PROVISION OF CYCLE STORAGE

Before the first occupation of the building/extension, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

24. The use hereby permitted for A1 Retail Use shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Sunday.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The

National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

25. PROVISION OF REFUSE STORAGE

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The 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 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

26. INTERNAL NOISE LEVELS RESTRICTION

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 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 2019.

27. Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

Informatives

- 1 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the

necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact Thames Water.



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16-Jan-2020

Contents

BACKGROUND INFORMATION	2
BACKGROUND DOCUMENTS	17
APPENDICES.....	17
AUDIT TRAIL.....	18
Appendix 1: Consultation undertaken.....	19
Appendix 2: Consultation responses received	20
Appendix 3: Relevant planning history.....	21
Appendix 4: Recommendation	22

Item No. 7.3	Classification: Open	Date: 29 January 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/1005 for: Full Planning Application Address: VACANT SITE AT RED POST HILL, REAR OF 19 VILLAGE WAY, LONDON SE21 7AN Proposal: Erection of 2 no. two-storey detached dwellinghouses (2 x 4 bedrooms) with associated landscaping works.		
Ward(s) or groups affected:	Dulwich Village		
From:	Director of Planning		
Application Start Date 03/04/2019		Application Expiry Date 29/05/2019	
Earliest Decision Date			

RECOMMENDATION

1. Grant planning permission subject to conditions and a S106 agreement.
2. In the event that a legal agreement is not completed by 31/03/2020, that the director of planning be instructed to refuse planning permission in accordance with paragraph 81 of the report.

BACKGROUND INFORMATION

Site location and description

3. The application site is a vacant plot close to the inter-section of Village Way and Red Post Hill in Dulwich. It forms part of the curtilage of an early 18th Century detached dwelling- Lyndhurst House and its house and extensive grounds. Lyndhurst House and the brick wall enclosing its curtilage are both Grade II Listed. The site is in the Dulwich Village Conservation Area, which is characterised by its substantial mature landscape and residential properties set well back from the street.
4. There are a number of trees within the site which are covered by a Tree Preservation Order (TPO) which includes a woodland TPO to the north and west of the site while the individual protected trees are along the southern boundary of the identified application site adjacent to the boundary with Lyndenhurst House.
5. The site is located within an Air Quality Management Area and an Archaeological Priority Zone.

The surrounding area

6. The surrounding area is predominantly residential in nature with the aforementioned Lyndenhurst House to the south of the site, a row of 5, two storey terraced properties to the north and further residential properties to the west of the site. To the east of the

site is Red Post Hill where there are further residential buildings as well as some small commercial uses adjacent to North Dulwich Station. A memorial garden, including a plaque, for residents who perished in the Marchioness Disaster in 1989 is located along the Red Post Hill frontage, just north of the site.

Details of proposal

7. The proposal is for the erection of two two-storey detached dwellinghouses (2 x 4 bedrooms) with associated landscaping works; the development would be car free. The proposal would require the upgrading of the existing pedestrian access onto Red Post Hill and would also require some tree removal from the site in order to allow for creation of the dwellings.

Planning history

8. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Density;
 - Quality of residential accommodation;
 - Design, layout, heritage assets
 - Landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Ecology and biodiversity;
 - Archaeology;
 - Planning obligations (S.106 undertaking or agreement);
10. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

11. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
12. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (the Framework) 2019

13. 2. Achieving sustainable development
5. Delivering a sufficient supply of homes
11. Making effective use of land

- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

London Plan 2016

- 14. Policy 3.3 - Increasing housing supply
- Policy 3.4 - Optimising housing potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.7 - Large residential developments
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.15- Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- Policy 7.19 - Biodiversity and Access to Nature
- Policy 7.21 - Trees and Woodlands
- Policy 8.2 - Planning Obligations
- Policy 8.3 - Community Infrastructure Levy

Core Strategy 2011

- 15. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

- SP1 - Sustainable development
- SP2 - Sustainable transport
- SP5 - Providing new homes
- SP6 - Homes for people on different incomes
- SP7 - Family homes
- SP12 - Design and conservation
- SP13 - High Environmental standards
- SP14 - Implementation and delivery

Southwark Plan 2007 (saved policies)

- 16. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 3.1 - Environmental effects
- Policy 3.2 - Protection of amenity
- Policy 3.6 - Air quality
- Policy 3.7 - Waste management
- Policy 3.9 - Water
- Policy 3.11 - Efficient use of land
- Policy 3.12 - Quality in design
- Policy 3.13 - Urban design
- 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 3.28 - Biodiversity
 Policy 4.2 - Quality of residential accommodation
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling

Supplementary Planning Documents

17. 2015 Technical Update to the Residential Design Standards 2011
 Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015
 Sustainable Design and Construction 2009
 Dulwich SPD 2013

ASSESSMENT

Summary of Consultation Responses

18. A total of 29 responses have been received to the application, all in objection to the proposed development on the site. The objections raise the following issues:
 - Principle of development of the site within black land site.
 - The erosion of the conservation area as a result of additional housing.
 - Concerns over the impacts on the listed wall from construction.
 - Impacts of the proposed houses on the amenity of the surrounding properties.
 - Loss of privacy, outlook and daylight and sunlight.
 - Concerns have been raised about the pedestrian access opening onto a busy footpath adjacent to the bus stop.
 - Concerns about how the site would be serviced.
 - Concern about any potential disturbance to the memorial garden alongside the site.

Principle of the proposed development in terms of land use

19. The site is located within a predominantly residential area and as such there are no in principle objections to the introduction of additional housing in this location. However, the application site is a vacant plot of land located within a residential area and would provide a more efficient use of the site, contributing to new housing. However, the proposal represents a back-land development, for which the Dulwich SPD (2013) provides further guidance. The SPD states that:
20. 'Back-land development can have a significant impact on amenity, neighbouring properties and the character of the area. Dulwich is generally not considered to be a suitable area for back-land development due to the character of the area and the large plot sizes which are characteristic of the area and contribute to its historic value. Dulwich is characterised by being leafy, open and green, with mainly low-rise suburban buildings. Building new dwellings or garden buildings that are disproportionately larger than the plot size in back gardens would alter and harm the character of Dulwich'.
21. However, there may be some exceptions where back-land development is acceptable where it meets the following criteria:
 - i. It is on previously developed land.
 - ii. The development would not compromise historic plots that reflect the heritage of the area, including the historic patterns of development and the cumulative impact of similar developments.
 - iii. There is adequate and safe access, suitable for entry and egress of vehicles,

cyclists and pedestrians; and

iv. The development would not contribute to or add to parking problems in the area; and

v. There is no loss of privacy or amenity for adjoining houses and their back gardens; and

vi. Schemes larger than 1 dwelling will require space for refuse storage and collection and the separation of pedestrian and vehicular access; and

vii. Suitable consideration is given to the retention of tree canopy cover and mitigation of any loss; and

viii. It can be demonstrated that proposals sustain and enhance the character and setting of designated or undesignated heritage assets.

22. In this instance, the proposal is for two houses within the former walled garden of Lydenhurst House. The walled garden stands to the rear of the house and has been divided into two by a substantial mature coniferous hedge for some considerable time almost 30 years. The rear part of the garden has been overgrown for some time.
23. The heritage statement that accompanies the application states a survey of historic maps shows the site utilised as a service area with stables, outbuildings and vegetable plots rather than landscaped pleasure gardens that would be associated with the setting of Lydenhurst House, which outlines that the site has been previously developed in part, and this has been confirmed from viewing the Council's own historic maps which show buildings within part of the site and as such would meet this clause of the guidance.
24. In terms of whether the proposal would compromise the historic plots, the site is very unusual and this area has no uniformity in terms of plot character and large plots are still retained as existing for the adjoining residential properties. Furthermore the buildings would largely be hidden by the circa 2m height wall fronting Red Post Hill and the level drops within the site, and as such would be acceptable in this regard.
25. No vehicular access is proposed which is acceptable given the close proximity to North Dulwich Station and bus services, is considered acceptable. Furthermore, the pedestrian and cycle access would in essence be retained as existing through the existing gated entrance off of Red Post Hill and as such the proposal would not result in any public safety impacts as a result of the proposal.
26. The remaining elements of this guidance are looked at in further detail within the design and conservation and transport sections below but; the development would comply with the criteria where back-land development is acceptable.

Density

27. The proposal would result in a density of approximately 110.88 habitable rooms per hectare and as such would be below the suburban density zone expected density range of 200 to 350 habitable rooms per hectare. However, given the sensitive nature of the site within the curtilage of a grade II listed building, this is considered appropriate.

Quality of residential accommodation

28.	Schedule of accommodation for dwelling type 5 bed dwelling 1			
	Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies?
	Lounge	37.1	15	Yes

Kitchen/Diner	28.5	12	Yes
Double bedroom	13-19.8	12	Yes
Study/single bedroom	10.1	7	Yes
Bathroom	3.68	3.5	Yes
Built-in storage	4	4	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies?
Gross Internal Floor Area	221.3	134	Yes
Private outdoor space	668	50	Yes

29.

Schedule of accommodation for dwelling type 5 bed dwelling 2			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies?
Lounge	35	15	Yes
Kitchen/Dining	29	12	Yes
Double bedroom	14.1-18.5	12	Yes
Study/Single bedroom	10.1	7	Yes
Bathroom	3.98	3.5	Yes
Built-in storage	4.9	4	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies?
Gross Internal Floor Area	214.9	134	Yes
Private outdoor space	709	50	Yes

30. Given the above, the proposal would meet all of the required internal floor space requirements as well as benefitting from large gardens, as the proposal would provide a high quality of accommodation.

Design, layout and heritage assets

31. The application site is the part of the former garden at the rear of Lydenhurst, 19 Village Way. The house is Grade II listed and located in the Dulwich Village Conservation Area. The existence of the walled garden around the house is an inherent part of the architectural and historic interest of the house and is of historic and architectural interest in itself.
32. Historic maps (1879) show stables and outbuildings immediately behind and to one side of the house (which still exist in some form) with a formal layout of paths behind this on the part of the garden to be developed. The map shows trees along the boundary with the adjacent listed Pond House but no other formal arrangement of planting or trees.
33. Listed building consent was granted in 1991 to divide the garden in two with a brick wall. This was not implemented but since that time a coniferous hedge (now quite mature and substantial) has divided the garden. Since this separation the rear part of the garden (the subject of this application) has become derelict and overgrown. Other than its continued existence as a walled garden associated with the house it

contributes very little in its overgrown state to the setting of the house or to its architectural or historic interest. There are however some specimen trees, particularly a large weeping willow close to the boundary hedge.



34. The Conservation Area Appraisal states with regard to the Lydenhurst and its garden and the adjacent Pond House :
35. 'Particularly notable are Lydenhurst and Pond House, Nos. 19 and 20 Village Way. Lydenhurst, a listed building of early 18th century origin, occupies a key position acting as a focus to views looking north along Dulwich Village. Its setting is enhanced by its fine 18th century brick boundary wall which continuous along the west side of Red Post Hill. Pond House is an equally fine mid-18th century house whose reduced setting demonstrates the unfortunate consequences of allowing the great part of its garden to be developed for new housing. Lydenhurst's large rear garden, by contrast, has not developed, although half of it has been separated off. This garden setting positively enhances the listed building. It is important for the proper preservation of the character of the conservation area that the open setting (the rear garden of Lydenhurst House) is preserved and that both parts of the former garden remain undeveloped.'
36. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes the duty on local planning authorities to have special regard to the desirability of preserving or enhancing a listed building and its setting or any features of special architectural or historic interest which it possesses. Further, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This is also reflected in the NPPF and supporting National Planning Practice Guidance which requires all development to conserve or enhance heritage assets

and their setting and avoid causing harm. Designated heritage assets include Statutory listed buildings and designated conservation areas.

37. Turning to the proposal, by building in the garden space that was intended as a part of the setting of the listed building and which still exists as a part of the special interest of the site as a whole, any development will cause some heritage harm.
38. There is little to no prospect of restoring the overgrown and separate rear garden and no prospect of unifying it with the remaining garden to form a single entity. This is a particularly the case given the size of the garden which is very large. It is also the case that the overgrown nature of the garden detracts from the character of the area and from the setting of the house at present.
39. In contrast, development offers the opportunity to clear the garden and bring it back into use. It would also help to ensure that its key remaining built feature, its garden wall, is maintained in perpetuity. This can be weighed against the less than substantial heritage harm which includes the development within a historic garden of a Grade II listed building, caused by present proposals for the construction of two houses within the garden. In this respect the two houses will be spaced well apart with ground remaining between and in front of them be partially sunken into the ground so as to reduce their visual impact, and such that they are very much subservient in scale and bulk to the listed house have a bespoke design that 'wraps' each house around a specimen tree retain other specimen trees- particularly the a large willow fit between the previously existing paths through and across the garden have a single landscape design with informal planted boundaries that reinforce the character of the garden a single space and which keeps key trees.
40. Overall, the small harm caused by the building of new houses within the garden will be mitigated by the 'openness' of the design concept. This concept is one of the new buildings reading as individual pavilions or structures within a large garden rather than development that simply removes a proportion of the garden, or which changes it so much that in can no longer be understood as garden. In this respect the proposal is far removed from the very ordinary estate development that has removed a large proportion the former grounds of the adjacent Pond House.
41. In addition, the removal of overgrown self-seeded trees and undergrowth and their replacement with a considered landscaping regime is a heritage gain which will help to restore some sense of unity between the rear garden that is subject to the development proposals and the garden that now forms the immediate curtilage of Lydenhurst House.
42. The proposal is further enhanced by the bespoke design of the houses themselves. They will have a complex folded form that breaks down their apparent scale and which relates to selected specimen trees. Materials will be a rustic brick which relates very well to that of the existing boundary wall, with rusted steel above. The steel is itself quite a rustic, crafted material which will allude to the colour of the tree trunks and trees within the garden.
43. It should also be noted that the retention of mature trees within the site and along boundaries plus the fact that the houses are sunken within the garden and sunk relative to external ground levels means that the houses will be reasonably discrete features as viewed from outside the site. They will not therefore impact greatly on the character of this part of the conservation area. As importantly, the garden boundary wall enclosing trees and planting inside will remain a dominant feature of the area. The proposal would not therefore cause undue harm to the special character and appearance of this part of the conservation area.

44. In terms of assessing the harm of the proposal on the heritage assets, Paragraph 196 of the NPPF states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
45. In this case the harm to the setting and the garden of the designated heritage asset of the listed building is much less than substantial. It is further mitigated by the bespoke design of the development which will allow the restoration of the garden which currently is very overgrown and offers little amenity value to the setting of the listed building and wider conservation area. Given the long abandonment of the garden, this is a heritage gain in itself as well as amounting to an optimum viable use. In this respect the development is justified and thus considered acceptable in design and conservation terms.

Landscaping and trees

46. The site has a number of large trees as well as a number of self-seeded smaller trees throughout the site which are covered by Tree Protection Orders which includes 10 individual trees and two separate tree group areas. The Northern boundary forms an important habitat corridor and screening to and from 1-9 Red Post Hill, its contribution has been evaluated and worthy of a Tree Preservation Order, this would be retained to the North of the site (above the pathway) with some allowance for selective thinning, therefore only partial removal of Groups G2, G14 and G20 are deemed an acceptable loss.
47. T9 (Laburnum) provides excellent mid canopy cover and was in full flower at time of site visit. This would be required to be retained with a sympathetic reduction towards the proposed property. It is thought that transplanting at this site ensures little to no potential for success.
48. The proposal would require the removal Two category B trees, seven category C trees, two category U trees and five category C groups (or parts of groups) will be removed to facilitate the proposed development. Mitigation for the loss of these trees would need to be met through a Section106 agreement. In terms of total girth loss, a Capital Asset Value for Amenity Trees (CAVAT) valuation in line with policy has been calculated on the basis that it does not include any U classified trees. The applicants have agreed to pay an off-set fee in order to mitigate the loss of trees within the site and provide additional canopy cover off-site.
49. A site visit and agreed methods of tree protection are covered by a recommended pre-commencement condition, whilst detailed hard and soft landscaping plans will also be conditioned and it will be required that additional appropriate tree planting would be required to be provided within the site.
50. When taking account of the abovementioned mitigation through a new replanting programme and an off-set contribution towards additional trees to be planted off site, the proposed loss of trees on site is considered acceptable when taking into account the public benefit of provided two new family dwellings.

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

51. Overlooking:
In terms of the potential overlooking of the proposed dwellings into surrounding properties, the distances to the closest building to the south (Stables dwelling at 19 Red Post Hill) would be approximately 21.3m from the closest habitable windows

which would exceed the required 21m separation distance as required by the Councils residential design standards. Furthermore, there is a mature planting screen along this southern boundary which would further reduce any sense of overlooking into this property.

52. In terms of the potential impacts to the properties to the west of the site (Pond Mead), there would not be any windows at first floor on the side facing elevation and as such there would not be any direct overlooking in this respect. A window would be placed at ground floor in the side elevation however, the boundary treatment of the site would ensure that there would not be any direct views from this window. There is a window on the first floor southern elevation that faces obliquely towards these properties, however the distance from this window to the adjacent property would be in excess of 22m.
53. In terms of impacts of overlooking to the north of the site (1-9 Red Post Hill), there are no habitable windows on the north elevation and as such there would not be any overlooking into these properties. A condition is however recommended to ensure that the non-habitable hallway windows on this elevation are secured as obscure glazed. No overlooking impacts would be had to the east of the site as this faces onto Red Post Hill and the distances would significantly exceed the required 12m separation distance across a road.
54. Daylight and Sunlight:
The applicants have provided a noted from a daylight and sunlight consultant who argues that the proposal would not result in any noticeable daylight or sunlight impacts on the surrounding properties.
55. Officers have reviewed sectional drawings for the development, which show that the proposed dwellings would be sunken below the natural ground level of the buildings to the north, the proposal would meet the 25 degree rule as outlined within the BRE guidance on daylight and sunlight and as such there would not be any material impact on daylight and sunlight for neighbours.
56. Overall, the proposal is not considered to result in any significant amenity impacts on the surrounding neighbouring properties.

Noise and vibration

57. In terms of noise, the proposal would introduce two new houses into a predominately residential area which in itself does not raise any additional noise concerns. The Environmental protection team have recommended conditions in relation to internal noise levels for the dwellings which has been included within the draft recommendation.

Transport Impacts

58. The site is located with a PTAL of 3, which is moderate, however it is within short walking distance of North Dulwich Train station and bus routes on Red Post Hill. There is a northbound Bus stop cage directly adjacent to the site pedestrian entrance along the sites frontage on Red Post Hill.
59. Due to footway width restrictions the site is currently inaccessible to vehicular access. Pedestrian access is from Red Post Hill via existing pedestrian gateway. There is a listed high brick boundary wall along the sites frontage on Red Post Hill.
60. The applicant has proposed the provision of four no cycle parking spaces per dwellinghouse totalling 8no cycle parking spaces at ground level within cycle store

with access via the main residential pedestrian pathway. Given the layout of the development proposal, refuse collection would be from Red Post Hill which is acceptable. Refuse/recycling will be accommodated within secured store within the site in refuse holding area adjacent to the sites pedestrian access. Servicing will be accommodated on-street along the sites frontage on Red Post Hill. Additionally, the applicant has proposed the use of loading bay layby adjacent to North Dulwich Train station which is approximately 40metres from site entrance which is acceptable given the relatively low level of servicing which would likely result from 2 dwellings. Whilst it is noted that objectors have raised some concerns about how the site would be serviced, however given the location of a nearby servicing bay the servicing from this development can be accommodated within this area without the need to stop directly outside of the sites entrance and as such there would not be any impediments to the buses accessing the bus stop. Any vehicles that would stop in this restricted area would be subject to highways enforcement.

61. Concerning the vehicle movements ensuing from this development proposal, the applicant's consultants have estimated that the development would generate negligible adverse impact on the public highway. The council's own estimate has indicated that this development will not have a significant adverse impact on the prevailing vehicle movements on adjoining roads. In addition, the applicants' consultant has stated a willingness to accept that future inhabitants of the development will not be eligible for parking permit for controlled parking zone adjacent to site on adjoining highway and this would be secured within the S106 agreement.
62. Given the location of the proposed development and existing highway constraints, the applicant is required to submit a construction management plan detailing logistics of construction vehicle activity within proximity to northbound and southbound Bus stops on Red Post Hill.
63. Initially the location of bin store within Dwelling 2 would have exceeded the maximum refuse dragging distance at approximately 37 metres which is 12 metres over the Waste management guidance for residential development. However a revised ground floor site plan has been provided which indicates that the refuse bins would be stored within a holding bay directly adjacent to the access gate and as such the proposed refuse strategy would meet the required distance. A compliance condition is proposed in order to ensure that the refuse details are provided as outlined on the revised plan ref: 1999 Rev A - Proposed Site Access Plan.

Ecology and biodiversity

64. The applicants have provided a habitat survey as well as a bat survey to assess the potential harm of the proposal on biodiversity within the site. These have been reviewed by the council's ecologist who has noted that the proposed surveys outline that a number of bat species visited the site and as such mitigation is required in order to mitigate the loss of any habitats. The mitigation as outlined within the submitted assessments includes the need for a minimum of five woody plants should be planted per metre of hedgerow and should be managed on an annual rotation, whereby half of each hedgerow is cut in any one year and this is considered appropriate. This will be secured through the landscaping strategy which is recommended to be conditioned.
65. It is also recommended that a sensitive artificial lighting strategy be adopted during both the construction and operational phase of the proposed development in order to avoid illumination of retained bat foraging and commuting habitats as well as provision of bat roosts within the development and this will be secured by condition. Roosts and bird nesting boxes have been proposed to be included within the structure of the two houses, however a condition is recommended to provide further details of this.

Ground conditions and contamination

66. The council's environmental protection team have reviewed the submitted details and have recommended that a condition is required that If, during development, contamination not previously identified is found to be present then details must be provided to the council alongside a mitigation strategy.

Water resources and flood risk

67. The site is located within flood risk zone 1 and as such would not represent any significant tidal flood risks. In terms of drainage the site would predominantly retain its soft landscaping and as such would not give rise to any significant drainage concerns, The council's Flood and drainage team have been consulted and have not raised any concerns with regards to flood risk or drainage.

Archaeology

68. The application site is located within the Dulwich Village Archaeological Priority Zone. The applicants have provided a desk based survey demonstrating the potential risks of the development on archaeological remains which consist of the potential for remains of a walled garden.
The application site is located within the Dulwich Village Archaeological Priority Zone. The applicants have provided a desk based survey demonstrating the potential risks of the development on archaeological remains which consist of the potential for remains of a walled garden.
69. The study has been reviewed by the Councils Archaeologist who has confirmed the acceptability of the report however they have requested that a number of conditions are attached in order to provide further assessments of any potential remains on site.

Planning obligations (S.106 undertaking or agreement)

70.

Planning obligation	Mitigation	Applicant's position
Energy, Sustainability and the Environment		
Precautionary tree loss offset	Total Girth Loss: 728.84 cm Total replacement Girth: 60cm. CAVAT Valuation: £22,124.00 Minus Replacements: -£4,490.00 Total sum to be paid under a S.106 Agreement:: £17,634.00	Agreed
Contribution to Car Club	Contribution for future occupiers to provide car club membership.	Agreed
Removal of Parking permit rights	N/A.	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

71. If in the event that a S106 has not been agreed by March 31st 2020 then the Director of the Planning be instructed to refuse planning permission for the following reason:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain, contrary to saved policies 2.5 (Planning Obligations) and 3.15 (Conservation of the historic environment) of the Southwark Plan, policies SP11 – Open spaces and wildlife and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011 policies (7.21 - Trees and Woodlands) and 8.2 (Planning Obligations) of the London Plan 2016, and Sections 4. Decision-making and 5. Delivering a sufficient supply of homes of the NPPF 2019.

Mayoral and borough community infrastructure levy (CIL)

72. The application would be both Mayoral CIL2 and Southwark CIL chargeable. The Southwark CIL charging rate would be £54 per square metre and the MCIL charging rate would be £60 per square metre.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

73. Summarised below are the material planning considerations raised by members of the public.

74. Principle of development and proposed land uses:
- The development of houses in back gardens is contrary in principle to Council guidance and the conservation area appraisal.

75. Design quality and site layout:
- The erosion of the conservation area as a result of additional housing.
 - Concerns over the impacts on the listed wall from construction.

Officer response: The proposal does not require any amendments to the listed wall, and the construction management of the site would be subject to condition. If any alterations to the listed wall then this would be subject to a separate Listed building consent application.

76. Neighbour amenity impacts:
- Impacts of the proposed houses on the amenity of 1-9 Red Post Hill as the development would be close to these properties.
 - Loss of privacy, outlook and daylight and sunlight.

77. Transport, parking, highways, deliveries and servicing matters:
- Concerns have been raised about the pedestrian access opening onto a busy footpath adjacent to the bus stop.
 - Concerns about how the site would be serviced.

78. Other matters
- Concern about any potential disturbance to the memorial garden alongside the site.

Officer response: It is understood that the memorial garden is not located within the application site. The development itself would be set in from all of the boundaries and as such it is unlikely that there would be any impacts on adjacent sites from construction.

79. These matters are addressed comprehensively in the relevant preceding parts of this report.

Consultation responses from internal and divisional consultees

80. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

81. Environmental Protection Team:

- No objections, recommend conditions on contamination and noise.

Officer response to issues raised: Conditions have been included. However not all of the noise conditions have been included as these would not be relevant to detached houses.

82. Design and Conservation Team:

Officer response to issue(s) raised: Comments have been incorporated into the main body of the report.

83. Flood Risk Management Team:

- No objections.

84. Ecologist:

- No objections subject to conditions on lighting, bat and bird boxes and landscaping.

Officer response to issue(s) raised: All conditions have been included.

Consultation responses from external consultees

85. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

86. N/A.

Community impact and equalities assessment

87. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

88. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

89. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it

- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low

3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

90. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

91. 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.

92. This application has the legitimate aim of providing new family residential dwellings within a predominantly residential area. 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.

Positive and proactive statement

93. 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.
94. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

95. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	Yes
If the pre-application service was used for this application, was the advice given followed?	Yes
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes

To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	Yes
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Other matters

96. None identified.

Conclusion

97. The proposal would provide two new family dwellings within what is a predominantly residential area and this is supported in principle. Furthermore, as outlined within the main body of the report, the proposal would meet the requirements of the Dulwich SPD with regards to back land development.
98. Given the scale of the proposed dwellings it is not considered that there would be any significant amenity impacts on the surrounding residential units. Whilst it noted that there would be some harm as a result of developing within the former grounds of a Grade II listed building, this harm would be less than substantial and the proposed public benefit of bringing an untidy vacant piece of land back into use and the provision of new family housing would outweigh this harm.
99. Given the small scale residential use of the site it is not considered that there would be any significant impacts on the transport network subject to conditions. Furthermore, the impacts on the biodiversity of the site and trees would also be mitigated through the use of a S106 agreement and planning conditions in order to ensure that there would be net benefits as a result of the proposed development.
100. Overall, subject to conditions and the completion of a S106 agreement, the proposed development is considered acceptable and as such officers recommend that planning permission is granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP 2076-19 Application file: 19/AP/1005 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Alexander Cameron, Team Leader		
Version	Final		
Dated	14 January 2020		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director of Finance and Governance		No	No
Strategic Director of Environment and Leisure		No	No
Strategic Director of Housing and Modernisation		No	No
Director of Regeneration		No	No
Date final report sent to Constitutional Team			17 January 2020

APPENDIX 1

Appendix 1: Consultation undertaken

Site notice date:

Press notice date: n/a.

Case officer site visit date: 06.05.2019

Neighbour consultation letters sent: 17/04/2019

Internal services consulted

Archaeology

Design and Conservation Team [Formal]

Urban Forester

Ecology

Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

N/A.

Neighbour and local groups consulted:

5 Red Post Hill SE21 7BX	2 Red Post Hill London SE21 7BX
39 Pond Mead London SE21 7AR	6A Red Post Hill London SE21 7BX
34 Pond Mead Village Way London	9 Red Post Hill London SE21 7BX
37 Pond Mead Village Way London SE21 7AR	10 Red Post Hill London SE21 7BX
1 Red Post Hill London SE21 7BX	8 Red Post Hill London SE21 7BX
35 Pond Mead Village Way SE21 7AR	6 Red Post Hill London SE21 7BX
30 Pond Mead Village Way Dulwich	7 Red Post Hill London SE21 7BX
9 Red Post Hill London SE21 7BX	22 Pond Mead London SE21 7AR
7 Red Post Hill London SE21 7BX	23 Pond Mead London SE21 7AR
9 Red Post Hill London SE21 7BX	21 Village Way London SE21 7AN
6A Red Post Hill London SE21 7BX	19 Village Way London SE21 7AN
9 Red Post Hill Dulwich London	20 Village Way London SE21 7AN
38 Pond Mead Village Way London	24 Pond Mead London SE21 7AR
26 Red Post Hill London SE24 8JQ	28 Pond Mead London SE21 7AR
37 Pond Mead Village Way Dulwich SE21 7AR	29 Pond Mead London SE21 7AR
14 Red Post Hill London SE24 9JQ	27 Pond Mead London SE21 7AR
4 Red Post Hill London SE21 7BX	25 Pond Mead London SE21 7AR
5 Red Post Hill London SE21 7BX	26 Pond Mead London SE21 7AR
3 Red Post Hill London SE21 7BX	62 Fawnbrake Aveune London SE24 0BZ
1 Red Post Hill London SE21 7BX	213 East Dulwich Grove London SE22 8SY
	25 Kingsthorpe Road Sydenham SE26 4PG

Re-consultation:

APPENDIX 2

Appendix 2: Consultation responses received

Internal services

Incorporated into the main body of the report.

Statutory and non-statutory organisations

Neighbour and local groups consulted:

5 Red Post Hill SE21 7BX	7 Red Post Hill London SE21 7BX
34 Pond Mead Village Way London	23 Pond Mead London SE21 7AR
1 Red Post Hill London SE217BX	29 Pond Mead London SE21 7AR
30 Pond Mead Village Way Dulwich	25 Pond Mead London SE21 7AR
9 Red Post Hill London SE21 7BX	26 Pond Mead London SE21 7AR
7 Red Post Hill London SE21 7BX	213 East Dulwich Grove London SE22 8SY
9 Red Post Hill London SE21 7BX	62 Fawnbrake Aveune London SE24 0BZ
9 Red Post Hill Dulwich London	31 Pond Mead Village Way London SE21
38 Pond Mead Village Way London	7AR
26 Red Post Hill London SE24 8JQ	7 Red Post Hill London SE21 7BX
37 Pond Mead Village Way Dulwich SE21	21 Pond Mead SE21 7AN
7AR	26 Pond Mead Village Way London
3 Red Post Hill London SE21 7BX	6A Red Post Hill London SE21 7BX
6A Red Post Hill London SE21 7BX	33 Pond Mead Village Way London
9 Red Post Hill London SE21 7BX	37 Pond Mead Village Way London
6 Red Post Hill London SE21 7BX	

APPENDIX 3

Appendix 3: Relevant planning history

09/AP/0470 and 0471 – Planning and Listed Building consent were granted for Demolition and reconstruction of part of a garden boundary wall on 05/05/2009. A number of applications for similar works prior to this were submitted and refused as they were not considered acceptable replacements to the listed wall.

17/EQ/0329 – A pre-application enquiry was submitted for the erection of three two-storey detached dwelling houses (1 x 2 bed and 2 x 3 bedrooms) and associated landscaping. The response outlined that the redevelopment of the site would help provide a more efficient use of the site, however it was concluded that the design would fail to respect the setting of Grade II listed Lydenhurst House or the character and appearance of the wider Dulwich Village Conservation Area.

17/EQ/0482 – A revised pre-application enquiry was submitted for the erection of three two-storey detached dwelling houses (1 x 2 bed and 2 x 3 bedrooms) and associated landscaping. Concerns were still raised at this point with the design of the proposal and the potential impacts on the large Willow tree within the site.

18/AP/1626 - Construction of 3 part single, part two-storey detached dwellinghouses (1 x 2 bed and 2 x 3 bed). This application was subsequently withdrawn on 09/01/19 as there will still some impacts on trees within the site and the design of the proposed buildings.

APPENDIX 4**Appendix 4: 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	--	Reg. Number	19/AP/1005
Application Type	Red Post Limited		
Recommendation	Minor application	Case Number	2076-19
	Minor - GRANTED		

Draft of Decision Notice**Planning Permission was GRANTED for the following development:**

Erection of 2 no. two-storey detached dwellinghouses (2 x 4 bedrooms) with associated landscaping works.

Vacant Site At Red Post Hill Rear Of 19 Village Way London SE21 7AN

In accordance with application received on 2 April 2019

and Applicant's Drawing Nos.:

Proposed Plans

Landscape Plan (Possible Pond Location) 2009

PROPOSED SITE ACCESS PLAN 1999 A

PROPOSED GROUND FLOOR PLAN 2000

PROPOSED FIRST FLOOR PLAN 2001

PROPOSED ROOF PLAN 2002

PROPOSED GROUND FLOOR PLAN DWELLING 2 2003

PROPOSED FIRST FLOOR PLAN DWELLING 2 2004

PROPOSED ROOF PLAN DWELLING 2 2005

PROPOSED SOUTH EAST SITE ELEVATIONS 2100 A

PROPOSED NORTH WEST SITE ELEVATIONS 2101 A

PROPOSED NORTH EAST SITE ELEVATIONS 2102 A

PROPOSED NORTH WEST ELEVATION 2103

PROPOSED SOUTH EAST ELEVATION 2104

PROPOSED NORTH EAST ELEVATION 2105

PROPOSED SOUTH WEST ELEVATION 2106

PROPOSED NORTH WEST ELEVATION DWELLING 2 2107

PROPOSED SOUTH EAST ELEVATION DWELLING 2 2108

PROPOSED NORTH EAST ELEVATION DWELLING 2 2109

PROPOSED SOUTH WEST ELEVATION DWELLING 2 2110

PROPOSED SECTION A-A 2200

PROPOSED SECTION B-B DWELLING 2 2201

INTEGRATED BAT AND BIRD BOXES 2112

TREE RETENTION PLAN 2008

EXISTING TREE LOCATION PLAN 2007

NORTH WEST ELEVATION SITE ELEVATIONS 2111

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than [number] 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 the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

4. Prior to works commencing, including any demolition, an Arboricultural Method Statement and Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority. The documents shall include the following details:

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

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

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

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

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

Reason

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

5. No development shall take place, including any works of demolition, until a Construction Method Statement 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 Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

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 2019.

6. Before any development 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 2019.

7. Within six months of the completion of archaeological work on site, a report detailing the results of the works, 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 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 2019.

8. Before any development hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological walkover survey and reporting 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 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 2019.

Permission is subject to the following Grade Condition(s)

9. Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

10. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 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.

11. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission 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 such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)**12. PROVISION OF CYCLE STORAGE**

Before the first occupation of the building/extension, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

13. PROVISION OF REFUSE STORAGE

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The 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 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of

Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

14. REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses without planning permission.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards 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 of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

15.

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

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

Living rooms- 35dB LAeq T †

Dining room - 40 dB 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 2019.

16.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

Reason

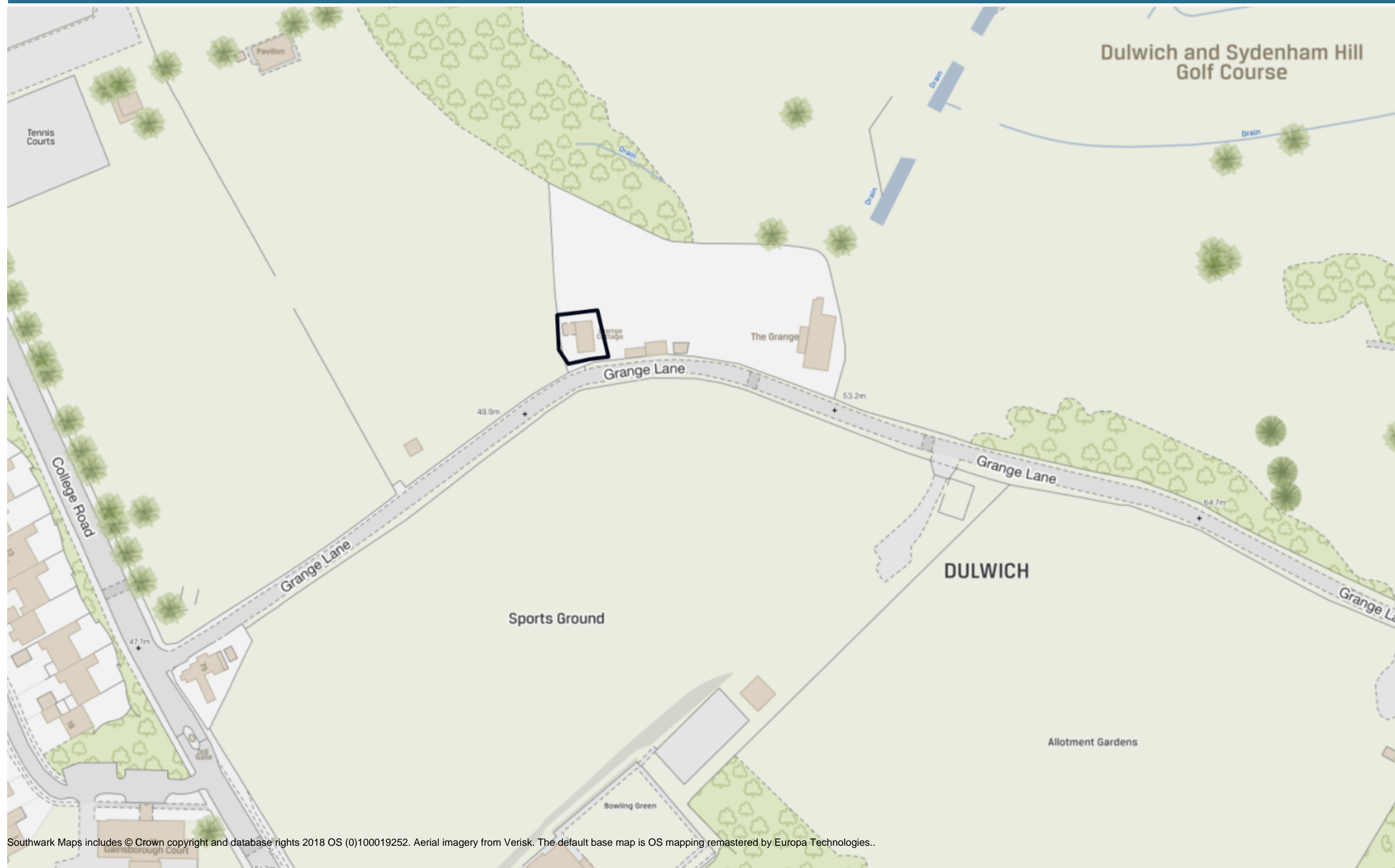
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with 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 2019."

17.

The windows on the north elevation of the buildings shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 1-9 Red Post Hill from undue overlooking in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.



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16-Jan-2020

Contents

BACKGROUND INFORMATION	2
BACKGROUND DOCUMENTS.....	11
APPENDICES	12
AUDIT TRAIL	12
Appendix 1: Consultation undertaken.....	13
Appendix 2: Consultation responses received	14
Appendix 3: Relevant planning history	15
Appendix 4: Recommendation	16

Item No. 7.4	Classification: Open	Date: 29 January 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/1550 for: Full Planning Application Address: GRANGE COTTAGE, GRANGE LANE, LONDON SE21 7LH Proposal: Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of five trees and five shrubs and associated landscaping.		
Ward(s) or groups affected:	Dulwich Wood		
From:	Director of Planning		
Application Start Date 29/05/2019		Application Expiry Date 24/07/2019	
Earliest Decision Date 18/11/2019			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site relates to a two storey detached residential dwelling house, known as Grange Cottage, which has an integral car port and hard standing to the front. The site is within the grounds of The Grange, a large detached dwelling house located 75m to the east of Grange Cottage.
3. The site is within and surrounded by Metropolitan Open Land, with playing fields and sports grounds to the west and south, and the Dulwich & Sydenham Hill Golf Club course to the north and east. The site is located on a no-through road off College Road. Grange Cottage is not listed, but is included within the Dulwich wood Conservation Area.
4. The Dulwich and Sydenham Hill Golf Course is designated as a site of importance for nature conservation in the New Southwark Plan.

Details of proposal

5. Planning permission is sought for the demolition of Grange Cottage and the construction of a two storey four bedroom house and a study (that can be used occasionally as a fifth

bedroom), boundary alterations, the removal of 7 trees and 5 shrubs and associated landscaping.

6. The materials proposed for the new house would consist of: -

Oiled English Oak window frames-
Hand crafted grey brickwork with elongated profile-
Standing seam dark zinc-
Perforated brick screen-
Board marked fair faced concrete-
Stack bond brick flooring-
Hand crafted grey brickwork cantilever soffit-
Oiled English oak cladding-
Polished concrete walls.

7. Part of the existing brick boundary walls would be replaced by garden walls and hedges.
8. The proposed house would have a maximum height of 7.51m, a maximum depth of 18.93m and a width of 10.7m. The proposal would include 142.89sqm amenity space to the front and rear.
9. The gross internal area of the dwelling would be 230.1sqm with the individual rooms sized as follows (in square metres). All four bedrooms would be on-suite.

10.	Living	Kitchen/ Dining/Utility	Study 1	Bed 1	Bed 2	Bed 3	Bed 4	Study/bed
	25.5	54.01	8.20	35.30	18.01	16.30	16.30	6.50

11. Officers have negotiated amendments with regards to the boundary treatment and the removal of pergola features.

Relevant Planning history

12. Planning permission 17/AP/1217 was granted on 10 July 2017 for: The construction of a two storey extension to the eastern elevation, a single storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations.
13. Planning application 18/AP/4102 withdrawn for: The demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping. The application was withdrawn as officers raised concerns with regard to the footprint of the proposed building.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
- ☐ Principle of the proposed development in terms of land use;
 - ☐ Development on Metropolitan Open Land;
 - ☐ Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - ☐ Design quality;
 - ☐ Transport

- Environmental impacts;
- Mayoral and borough community infrastructure levy (CIL);
- Impact on trees
- Community involvement and engagement;

15. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

16. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
17. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (NPPF)

18. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
19. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 15 Conserving and enhancing the natural environment

Chapter 16 Conserving and enhancing the historic environment

London Plan 2016

20. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.1 Ensuring equal life chances for all

Policy 5.13 Sustainable drainage

Policy 6.9 Cycling

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan open land

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodland

Core Strategy 2011

21. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 Sustainable development
 Strategic Policy 11 Open spaces and wildlife
 Strategic Policy 12 Design and conservation
 Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

22. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 3.2 Protection of amenity
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.15 Conservation of the historic environment
 Policy 3.25 Metropolitan open land
 Policy 3.28 Biodiversity
 Policy 5.1 Locating developments
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling

Draft New London Plan

23. The draft New London Plan was published in November 2017 and the first and only stage of consultation closed in March 2018. Minor suggested changes to the plan were published in August 2018 and an Examination in Public (EIP) took place between January and May 2019. Further suggested changes to the Plan have been proposed by the Mayor and published in response to the EIP Panel of Inspector's matters at the examination sessions. The Inspector's report is awaited. Given the stage of preparation it can only be attributed limited weight.

New Southwark Plan

24. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) in February 2018 and some Amended Policies were consulted on between January and May 2019. It is anticipated that the plan will be adopted in early 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.
25. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging

plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

ASSESSMENT

Principle of the proposed development in terms of land use

26. The principle of new residential dwellings located within appropriate locations within established residential areas is supported in land-use terms subject to compliance with the relevant policies.
27. The site falls within Metropolitan Open Land (MOL) designation and accordingly, any development must comply with the requirements of Policy 7.17 of the London Plan and Saved Policy 3.25 of the Southwark Plan. Policy 3.25 of the Southwark Plan states that within MOL, planning permission will only be permitted for appropriate development which is considered to be the following purposes
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
28. The test here is whether the proposed development on Metropolitan Open Land would comply with part iv) saved Policy 3.25 of the Southwark Plan '*Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.*' Both the gross internal area (GIA) and footprint of the proposed development would be smaller than the extant permission 17/AP/1217.
29. The gross internal area (GIA) of the extant permission 17/AP/1217 is 232sqm and the GIA of the proposed development would be 230sqm. The footprint of the extant permission 17/AP/1217 is 153sqm and the footprint of the proposed development would be 130sqm. In considering this, the principle of development is deemed acceptable in land use terms.
30. It is not considered that this is harmful to the openness of MOL. This is consistent with the assessment of the extant permission 17/AP/1217.
31. The proposal is for a replacement dwelling. There is already a dwelling on the planning application site. Therefore there is already built development in the form of a house and all associated activity and paraphernalia on the site. The site meets the definition of Previously Developed Land in the Glossary of the NPPF. So the harm to MOL arising from the proposal is limited because it is a site that is Previously Developed Land with an existing building.
32. The Court of Appeal in *Mansell v Tonbridge And Malling Borough Council* [2017] EWCA Civ 1314 has clarified when a 'fall-back' development may be a material planning consideration for an alternative development scheme. The basic principle is that for a prospect to be a material planning consideration it needs to be a "real prospect", it does not have to be probable or likely: a possibility will suffice.

33. In this case there is a 2017 consented scheme that is implementable and it has a greater footprint than the current application. If planning permission were to be refused for the current application, then the fall-back position would enable the applicant to implement and build a development with a greater footprint. The 2017 consented scheme is considered to not be harmful to the openness of the Metropolitan Open Land, therefore the current application would be acceptable.

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

34. It is not considered that the proposed development would give rise to any significant impacts on the amenity of neighbouring occupiers.
35. The closest residential properties are The Grange more than 70 metres to the east and 75 College Road more than 170metres to the west.
36. This separation suggests that there would be no loss of privacy by way of overlooking to any neighbours. In addition, it is proposed that the application site would be screened by a soft boundary and established planting which would add to the prevention of overlooking to The Grange.
37. By virtue of the scale of the proposed development which is comparable to the existing building on site and the significant separation distance of the site from neighbouring properties, there are no concerns regarding impacts on daylight and sunlight levels.
38. In summary, the proposed development due to its location and appropriate scale would not adversely impact on the amenity of adjoining occupiers and the surrounding area.

Quality of accommodation

39. The gross internal area would exceed the relevant national standard for a two storey two bedroom house. All the rooms of the proposed house would meet or exceed the minimum space standards and would have good outlook. Ample bulk storage is proposed to all floors.

40. Minimum dwelling size standards

Development type	Dwelling type (bedroom/pers on	Proposed GIA (sqm)	Required GIA (sqm)	Complies
2 storey houses	4bed /6 people	230	113	Yes

41. Minimum room areas in sqm

Dwellings Size	Proposed floor area (sqm)	Minimum requirement 4 Bed (sqm)	Complies
Single bedroom	6.5	6.5	Yes
Double bedroom	35.3	12	Yes
Double bedroom	18.01	12	Yes
Double bedroom	16.3	12	Yes
Double bedroom	16.3	12	Yes
Living room	25.5	19	Yes
Kitchen/dining	54.01	12	Yes
Ensuite/WC	20.49 +11.70 +	3.5	Yes

	10.59 + 10.59 + 2.5		
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42. The proposed outdoor amenity space of 1 428.9sqm exceeds the minimum standard requirement of 50sqm and would contribute to the quality of accommodation for future occupiers.

Design quality and impact on the Dulwich Wood Conservation Area

43. The existing two storey building is constructed from yellow brick with brown brick quoins and details, and it has a hipped slate roof with clay hip tiles. There are three 3-light casement windows on the front elevation, one on the ground floor and two above, with similar single or 2-light casements at the sides and rear of the house. Set towards the back on the west side is an attached brick carport with a hipped slate roof.
44. The proposed two storey building would be a contemporary architectural style that is well-conceived, well-detailed, high quality materials and in itself would make for an attractive residential building within the Dulwich Wood Conservation Area.
45. The proposed boundary would consist of fencing and planted buffer except for a portion of wall on the western boundary. It is recommended that details of the boundary planting be secured by condition.
46. The proposed development complies with the saved policy 3.16 'Conservation Areas' of the Southwark Plan as it would preserve the character or appearance of the area; it would respect the context of the conservation area and use high quality materials that complement and enhance the conservation area.
47. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
48. The proposal is more viable than the existing house as it would create a larger home with a high quality of accommodation. The proposal would lead to less than substantial harm to the significance of the conservation area because it would replace the existing building with a high quality designed house.
49. The proposal would therefore offer a successful and high quality design solution which helps raise the standard of design in a respectful way to this part of the Dulwich Wood Conservation Area and as such accords with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan.
50. The proposed development also complies with The Dulwich Supplementary Planning Document of 2009 which states: new development should consider local design characteristics, and the scale and height of existing buildings. Also, buildings should not impinge adversely on the open and natural character of the Dulwich Wood Conservation Area. The proposed new house meets these criteria, and seeks to minimise its impact on the environment with sustainable design and construction, and enables reduced energy consumption once built.

Impact on trees

51. The council's urban forester has no objection to the proposal and recommended conditions to mitigate against any loss of any significant trees during construction.

Transport and highways

52. The proposed dwelling will benefit from the existing transport connections which include two mainline train stations and several bus stops within close walking distance. By car, the site is well connected to a several main roads. The proposal provides a minimum of two off-street parking spaces. Four cycle parking spaces have been provided within an integrated, secure and sheltered location.

Ecology

53. The following issues would be dealt with by conditions: roof, control of invasive plants, bat and bird boxes, internal Swift bricks and replacement wildlife pond.
54. The proposal would not have an impact on the Dulwich and Sydenham Hill Golf Course which is designated as a site of importance for nature conservation.

Refuse

55. The refuse bins, located on the eastern side of the site within an external garden lobby between the side pedestrian entrance and east courtyard garden, would be adequate.

Mayoral and borough community infrastructure levy (CIL)

56. The proposal would be CIL liable:

The gross amount of CIL is approximately £33,141.32, consisting £6,384 of Mayoral CIL and £26,757.32 of Borough CIL. It should be noted that this is an estimate based on areas provided by the agent's CIL GIA Form dated 23rd April 2019, and the floor areas will be checked when related CIL assumption of liability form is submitted after planning approval has been obtained.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

57. No comments were received from members of the public.

Consultation responses from internal and divisional consultees

58. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

Urban forester

59. The council's urban forester has no objection to the proposal and recommended conditions to mitigate against any loss of any significant trees during construction. Trees to be removed would be tree(4) cabbage palm, tree (5) Cotoneaster, tree (7) Cherry Laurel and tree (9) Bay Tree

Officer response:

Permission to be granted subject to conditions.

Consultation responses from external consultees

Ecology

60. No objection and recommend permission subject to 5 conditions in relation to green roof, control of invasive plants, bat and bird boxes, internal Swift bricks and replacement wildlife pond.

The loss of the pond and presence of amphibians requires some mitigation. A wildlife fence should be installed post clearance to stop amphibians returning. A replacement wildlife pond is required to mitigate for the loss of the existing pond.

Himalayan Balsam was recorded on the site. This is an invasive species and requires a management plan.

Bird and bat boxes and native planting would be required.

The plans include planted green roofs.

Officer response:

Permission to be granted subject to conditions.

Community impact and equalities assessment

61. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
62. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
63. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
 1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - ☐ Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - ☐ Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - ☐ Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
64. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

65. This application has the legitimate aim of providing a replacement dwelling. 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.

Positive and proactive statement

66. 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.
67. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

68. Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	No
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	No

Conclusion

69. Overall, for the reasons discussed above, it is considered that the proposal constitutes appropriate development within MOL. The proposed works would contribute positively to the character and appearance of the area, the Dulwich Wood Conservation Area and the sensitive nature of the Metropolitan Open Land. It is therefore recommended that subject to the imposition of suitable conditions, the proposed development would be in accordance with the relevant development plan policies and should be granted planning permission.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ 2568-F Application file: 19/AP/1550 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5458 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Anthony Roberts, Planning Officer	
Version	Final	
Dated	12 December 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		17 January 2020

APPENDIX 1

Appendix 1: Consultation undertaken

Site notice date:

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 25/07/2019

Internal services consulted

Design and Conservation Team [Formal]

Ecology

Ecology

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

The Grange Grange Lane London
Grange Cottage Grange Lane London

Grange House Grange Lane London

Re-consultation:

APPENDIX 2

Appendix 2: Consultation responses received

Internal services

Design and Conservation Team [Formal]

Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Neighbour and local groups consulted:

APPENDIX 3

Appendix 3: Relevant planning history

Reference and Proposal	Status
17/AP/1217 Construction of a two storey extension to the eastern elevation, a single storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations.	Granted 10/07/2017
18/AP/4102 Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping.	Application withdrawn 04/02/2019

APPENDIX 4**Appendix 4: 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	Mr Al Scott	Reg. Number	19/AP/1550
Application Type	Minor application	Case Number	2568-F
Recommendation			

Draft of Decision Notice**for the following development:**

Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 7 trees, 5 no. areas of shrubs and associated landscaping.

Grange Cottage Grange Lane London SE21 7LH

In accordance with application received on 25 April 2019

and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED SOUTH AND WEST ELEVATION 1712 PL-04 B received 25/04/2019

PROPOSED SECTION 1712 PL-06 B received 25/04/2019

PROPOSED SECTION 02 1712 PL-07 B received 25/04/2019

GROUND FLOOR AS PROPOSED 1712 PL-01 C received 25/04/2019

FIRST FLOOR AS PROPOSED 1712 PL-02 C received 25/04/2019

ROOF PLAN AS PROPOSED 1712 PL-03 C received 25/04/2019

NORTH & EAST ELEVATION AS PROPOSED 1712 PL-05 C received 25/04/2019

Other Documents

SITE PLAN SHOWING DEMOLITION / PROPOSED 1712 S-02 C received 25/04/2019

DESIGN AND ACCESS STATEMENT IN 5 PARTS received 25/04/2019

ENVIRONMENTAL STATEMENT IN 7 PARTS received 25/04/2019

SUSTAINABILITY STATEMENT received 25/04/2019

PRLIMINARY ECOLOGICAL APPRAISAL received

Heritage statement received

METROPOLITAN OPEN LAND STATEMENT received

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

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

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

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

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

Reason

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

4. **HARD AND SOFT LANDCAPING**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft

landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 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.

5. Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than [number] 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 the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

6. "Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than [number] 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 the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so

approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

"

7. "The following measures for the mitigation of impact and enhancement of biodiversity, set out in the [mitigation strategy / method statement / ecological report recommendations], will be implemented in full prior to the new development being first brought into use / occupied, or in accordance with the timetable detailed in the approved scheme.

Free text: list all mitigation and enhancement measures recommended in the ecological report or otherwise agreed

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy

"

Permission is subject to the following Grade Condition(s)

8. DETAILS OF THE MEANS OF ENCLOSURE

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

9. CONTROL OF INVASIVE PLANTS

Before any above grade work hereby authorised begins, a detailed method statement for the removal or long-term management /eradication of on the site shall be submitted to and approved in writing by the local planning authority.

The method statement shall include proposed measures to prevent the spread of Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds, root and/or stem (whichever the case may be) of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons:

Himalayan Balsam is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

Permission is subject to the following Compliance Condition(s)

10. MATERIALS TO BE AS SPECIFIED

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

11. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2019-20

NOTE: Original held by Constitutional Team all amendments/queries to Tim Murtagh Tel: 020 7525 7187

Name	No of copies	Name	No of copies
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Councillor Kath Whittam (Chair)	1	Environment & Social Regeneration	1
Councillor Jane Salmon (Vice-Chair)	1	Environmental Protection Team	
Councillor Sunil Chopra	1		
Councillor David Noakes	1		
(Members of the sub-committee receiving electronic copies only)		Communications	By
Councillor Peter Babudu		Louise Neilan, media manager	email
Councillor Martin Seaton		Total:	14
Councillor Leanne Werner		Dated: 20 September 2019	
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Constitutional Officer, Hub 2, Level 2, Tooley St.	6		
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