

Planning Committee

Tuesday 3 November 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.
Please contact Constitutional.Team@southwark.gov.uk for a link or
telephone dial-in instructions to join the online meeting

Membership

Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Kath Whittam
Councillor Bill Williams

Reserves

Councillor Radha Burgess
Councillor Victor Chamberlain
Councillor Jon Hartley
Councillor Nick Johnson
Councillor James McAsh
Councillor Margy Newens
Councillor Jason Ochere
Councillor Catherine Rose

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: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 19 October 2020



Planning Committee

Tuesday 3 November 2020
6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 19
	To approve as correct records the minutes of the meetings held on 20 July 2020 (2pm), 8 September 2020, 29 September 2020 and 6 October 2020.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	20 - 24
6.1.	FELIX POST UNIT AND OLD AGE PSYCHIATRY BUILDING, MAUDSLEY HOSPITAL, DENMARK HILL, LONDON SE5 8AZ	25 - 113
6.2.	SKIPTON HOUSE, 80 LONDON ROAD, LONDON SE1 6LH	

(to follow)

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 19 October 2020

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (virtual meetings)

Please note:

The council has made the following adaptations to the committee process to accommodate virtual meetings:

- The agenda will be published earlier than the statutory minimum of five working days before the meeting. We will aim to publish the agenda ten clear working days before the meeting.
- This will allow those wishing to present information at the committee to make further written submissions in advance of the meeting in order to:
 - Correct any factual information in the report
 - Confirm whether their views have been accurately reflected in the report
 - Re-emphasise the main points of their comments
 - Suggest conditions to be attached to any planning permission if granted.
- **Those wishing to speak at the meeting should notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

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 in the virtual meeting and wish to speak) for **not more than three minutes each**. **Speakers must notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the three-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). If there is more than one supporter (who lives within 100 metres of the development site) wishing to speak, the time is divided within the 3-minute time slot.
- (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 three-minute time allowance must be divided amongst those wishing to speak. Where you are unable to decide who is to speak in advance of the meeting, the chair will ask which objector(s)/supporter(s) would like to speak at the point the actual item is being considered. The clerk will put all objectors who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting. The clerk will put all supporters who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting.
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, will be speaking in their designated time-slots only, apart from answering brief questions for clarification; this 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 to which is open to the public and there should be no interruptions from members of the public.
10. Members of the public are welcome to record, screenshot, or tweet the public proceedings of the meeting.
11. Please be considerate towards other people and take care not to disturb the proceedings.
12. This meeting will be recorded by the council and uploaded to the Southwark Council YouTube channel the day after the meeting.

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

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

FOR ACCESS TO THE VIRTUAL MEETING (ONLINE/BY TELEPHONE)

PLEASE CONTACT:

Planning Committee Clerk, Constitutional Team
Finance and Governance

Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

REMOTE MEETING ETIQUETTE FOR PARTICIPANTS

Members of the committee, other councillors who seek to address the committee, officers advising the committee or presenting reports, any external partners / third-parties invited to address or advise the committee, co-optees and any members of the public who have registered to speak at the meeting are asked to adhere to the following guidelines:

Preparing for the meeting

1. If you are planning to attend, please make sure you have informed the constitutional/scrutiny officer named on the agenda front sheet, so that a full list of those expected at the meeting can be prepared and you are sent the joining instructions.
2. Ensure that you are located in an area where you are unlikely to be disturbed.
3. Ensure that your broadband connection is sufficiently stable to join the meeting. If your connection has low bandwidth, you might need to ask others using your broadband connection to disconnect their devices from the broadband for the duration of the meeting. If this does not help, you may wish to try connecting your device to your router using an Ethernet cable.
4. When accessing the meeting using a private laptop or desktop computer, you will need to use the link you have been provided with outside of the Soutwark CITRIX environment.
5. Ensure that your background is neutral (a blank wall is best) and that you are dressed as though you attend a meeting that is open to the public in real life.
6. If you decide to switch on your camera, please ensure that the camera on the device that you are using is positioned to provide a clear view of your face. This may involve thinking about the lighting in the room you are in (for example, sitting in front of a window may plunge your face into shadow) or putting your webcam, laptop or tablet on top of a stack of books so that you can look straight into the camera.
7. Ensure that you are familiar with the functions of the software you are using. The constitutional/scrutiny officer will be online 10 minutes before the scheduled start of the meeting to give everyone time to join and deal with any technical challenges. Please try to join the meeting at least 5 minutes before the meeting start time to make sure that everything is working. Ideally, you should use earphones or a headset to participate in meetings as it reduces the risk of feedback from using your device's external speaker and reduces background noise from your surroundings. Please do not access the meeting with two devices simultaneously, or if this is unavoidable, please ensure you mute the microphones when not speaking, and turn down the speakers when you are speaking. This will avoid feedback.
8. Meeting participants that choose to join the meeting using the conference call facility will not be able to use video, view other participant's video, or see any documents that are shared using the screen sharing function. [Planning meeting only: The chair has ruled that the meeting will not accept members of the committee participating using a telephone connection alone.]

At the meeting

9. Join the meeting promptly to avoid unnecessary interruptions.
10. When joining the virtual meeting, please mute your microphone and switch off your camera until the chair opens the meeting formally.

11. Mute your microphone when you are not speaking. You may also want to turn off your video when not speaking in order to reduce the bandwidth needed. Participants joining the meeting from a mobile phone can unmute themselves by pressing *6 on their device.
12. The regulations state that for members to be considered to be in attendance at a virtual meeting, they have to be able to hear the proceedings, and the meeting has to be able to hear them. You can therefore choose to switch off your camera even when speaking, for privacy reasons, if you prefer.
13. Only speak when invited to do so by the Chair.
14. When speaking for the first time, please state your name.
15. Keep comments, questions and other contributions brief and to the point.
16. If referring to a specific page on the agenda, mention the page number or paragraph number.
17. The 'chat' function must only be used by committee members to indicate a wish to speak. It is not to be used for conversations and should be used in an appropriate and professional manner at all times.
18. Once the Chair closes the meeting, all remaining participants should leave the meeting promptly.
- 19.

Exempt or confidential items / closed session

Occasionally, committees may need to go into closed session to consider information that is confidential or exempt from publication. If this happens, the committee will pass a resolution to that effect, and for those meetings that are being livestreamed, the livestream will be cut.

20. If you are asked to leave the meeting, please end your connection promptly. Any connections that are not ended promptly will be terminated by the constitutional/scrutiny officer.
21. Members of the committee should ensure that, if the meeting goes into closed session, they are on their own and cannot be overheard in the place they are accessing the closed session from.
22. After the motion to go into closed session has been passed, members should exit the main meeting and re-join the "Briefing/Closed session" Teams meeting. Once the closed session has ended, members should re-join the main meeting by clicking on the link to the main meeting they initially used.

LIVESTREAMING / RECORDING NOTICE

This meeting will be livestreamed, and recorded for future viewing, on the council's YouTube channel (except where there are confidential or exempt items being discussed in closed session):

https://www.youtube.com/channel/UCqgAueevJzRUGB_eAZia0xw

The livestream/recording will also be paused when the meeting adjourns.

If you make a representation to the meeting and you do not switch off your camera, you will be deemed by the council to have consented to being filmed and to the possible use of those images and sound recordings for webcasting, recording of the meeting and/or training purposes. (If you switch off your camera while making a representation, you will equally be deemed by the council to have consented to the sound being recorded, webcast and/or used for training purposes.)

Members of the public are welcome to make their own recordings or take screenshots of this remote meeting. The council will only seek to prevent this, should it be undertaken in a disruptive or otherwise inappropriate manner. Please see the council's filming protocol at:

<http://moderngov.southwarksites.com/ecSDDisplay.aspx?NAME=Protocol%20for%20Reporting%20and%20Filming&ID=1036&RPID=0&sch=doc&cat=13184&path=13184>

If you have any queries regarding the livestreaming or the recording of meetings, please contact the constitutional/scrutiny team on 020 7525 7420.



Planning Committee

MINUTES of the Planning Committee held on Monday 20 July 2020 at 2.00 pm.

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Kath Whittam (Vice-Chair)
 Councillor Barrie Hargrove
 Councillor Richard Livingstone (Reserve)
 Councillor Adele Morris
 Councillor Damian O'Brien
 Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor David Noakes

OFFICER SUPPORT: Simon Bevan (Director of Planning)
 Jon Gorst (Head of Regeneration & Development Team (Legal Services))
 Yvonne Lewis (Group Manager Strategic Applications Team)
 Michael Tsoukaris (Group Manager Design & Conservation)
 Victoria Crosby (Team Leader Planning)
 Terence McLellan (Team Leader Planning)
 Alex Oyebade (Team Leader Transport Policy)
 Tim Murtagh (Principal Constitutional Officer (Acting))
 Virginia Wynn-Jones (Principal Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Margy Newens and Cleo Soanes.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair gave notice of the following additional papers which were circulated before the meeting:

1. Supplemental Agenda No.1 containing the addendum report
2. Supplemental Agenda No.2 containing the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no declarations of interest.

Councillor Adele Morris informed the meeting that while both applications on the agenda were in her ward, she had not taken part in any conversations with members of the public or the applicants about these applications.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 June 2020 at 2pm be agreed as a correct record of the meeting and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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 agenda 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 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 can be clearly

specified.

6.1 33-38 RUSHWORTH STREET, LONDON, SE1 0RB 1-7 KING BENCH STREET SE1

Planning application number: 17/AP/4289

PROPOSAL

Part demolition of existing commercial buildings (Class B1 Business Use) and construction, behind retained facades, of a part 3, part 4 and part 5 storey building (plus plant enclosure) comprising 3,288sqm GIA of Class B1 Office/Business floorspace and 953sqm GIA of Class A1 / A3 / B1 / D1 / D2 Use floorspace (retail/restaurant/business/community/leisure use), plus service bay, plant, cycles storage, and associated hard landscaping and public realm.

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

The objectors addressed the committee and responded to questions put by members of the committee.

The applicant's representatives addressed the committee, and answered questions put by the committee.

There were no supporters who lived within 100 metres of the development site and wished to speak.

Councillor David Noakes addressed the meeting in his capacity as a ward councillor, and answered questions put by the committee.

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

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. Use classes A1, A3 and D2 being removed from the application
 - b. The conditions set out in the report and the addendum report
 - c. An amended condition regarding servicing, specifying that servicing will not take place on Sundays and bank holidays
 - d. An additional condition specifying critical windows be used for the parts of the building that are being preserved
 - e. the applicant entering into an appropriate legal agreement by no later than 2 October 2020.

2. That in the event that the requirements of (1) are not met by 2 October 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 131 of the report.

6.2 160 BLACKFRIARS ROAD LONDON SOUTHWARK

Planning application number: 20/AP/0556

PROPOSAL

Erection of an eight storey building with basement, comprising a hotel (Class C1), flexible commercial or community unit (Class B1/D1), retail floorspace (Class A1/A3), creation of public space, landscaping and associated works. Works to the existing office building at ground and roof levels (including a new rooftop terrace, balustrades and PV panels); elevational alterations; and alterations associated with the creation of a new entrance on the Blackfriars Road elevation.

The committee heard the officer's introduction to the report and addendum report. Members of the committee asked questions of the officers.

The spokesperson for the objectors addressed the committee. The objectors responded to questions put by members of the committee.

The applicant's representatives addressed the committee, and answered questions put by the committee.

A supporter who lives within 100 metres of the development site addressed the meeting and answered questions from the committee.

Councillor David Noakes addressed the meeting in his capacity as a ward councillor, and answered questions put by the committee.

The committee put further questions to the officers, heard brief contributions from the objectors and the applicant's representatives, and discussed the application.

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

RESOLVED:

1. That planning permission be granted subject to:
 - a. The conditions set out in the report, including an amended condition 28 restricting servicing hours to:
 - i. 8am to 6pm Monday to Friday
 - ii. 9am to 2pm on Saturdays
 - iii. And no servicing to be undertaken on Sundays and Bank Holidays.

- b. the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (1) are not met by 30 September 2020, the director of planning be authorised to refuse planning permission (if appropriate) for the reasons set out in paragraph 212 of the report.

The meeting ended at 6.20pm.

CHAIR:

DATED:



Planning Committee

MINUTES of the virtual Planning Committee held on Tuesday 8 September 2020 at 6.30 pm.

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Kath Whittam (Vice-Chair)
 Councillor Barrie Hargrove
 Councillor Darren Merrill (Reserve)
 Councillor Adele Morris
 Councillor Margy Newens
 Councillor Damian O'Brien
 Councillor Catherine Rose

OTHER MEMBERS PRESENT: Councillor Dora Dixon-Fyle

OFFICER SUPPORT: Simon Bevan (Director of Planning)
 Jon Gorst (Head of Regeneration & Development Team)
 Colin Wilson (Head of Regeneration Old Kent Road)
 Yvonne Lewis (Group Manager Strategic Applications Team)
 Martin McKay (Team Leader, Design and Conservation)
 Alex Oyebade (Team Leader, Transport Policy)
 Wing Lau (Team Leader, Development Management)
 Victoria Lewis (Team Leader, Development Management)
 Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Cleo Soanes.

2. CONFIRMATION OF VOTING MEMBERS

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

meeting.

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

The chair gave notice of the following additional papers which were circulated before the meeting, as part of the supplemental agenda No.1:

- Addendum report relating to items 6.1 and 6.2
- Members pack relating to items 6.1 and 6.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 29 June 2020 be approved as a correct record of the meeting and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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 agenda 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 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 can be clearly specified.

6.1 VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 9NW

Planning application number: 19/AP/0864

PROPOSAL

Redevelopment of the site to include the demolition of the existing buildings and construction of three buildings of: 7 storeys (plus single storey basement), 6 storeys and 4 storeys across the site providing employment space with ancillary screening room and gallery space (Use Class B1), 127 hotel rooms (Use Class C1), 43 residential units (Use Class C3) and a café (Class A3); together with associated landscaping works and provision of refuse storage, cycle parking, disabled car parking and amenity space.

The committee heard the officers' introduction to the report and the addendum report. Members of the committee asked questions of the officer.

The objectors addressed the committee, and answered questions put by the committee.

The applicant's representatives addressed the committee.

At 7.34pm the meeting took a five-minute comfort break after which councillors asked questions of the applicant's representatives.

At 8.11pm the meeting was informed that Councillor Barrie Hargrove had just lost his Zoom connection, upon which the meeting was adjourned. The meeting restarted at 8.14pm when his connection had been restored.

A supporter who lived within 100 metres of the development site addressed the meeting and responded to questions from councillors.

Councillor Dora Dixon-Fyle addressed the meeting in her capacity as a ward councillor, and answered questions put by the committee.

Members of the committee asked further questions of officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted, subject to:
 - The conditions set out in the report and addendum report
 - An amended condition 6 specifying that a 24-hour phone line to report issues be made available by the applicant during the construction phase
 - That the hotel management plan, secured through the s106 agreement, include the requirement for a 24-hour contact to report issues be made available once the building has been completed
 - the applicant entering into an appropriate legal agreement.

2. In the event that the requirements of (1) are not met by 8 March 2021, that the director of planning be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 271 of the report.

Following this, the meeting took a comfort break from 8.38pm, reconvening at 8.49pm.

6.2 DAISY BUSINESS PARK, 19-35 SYLVAN GROVE, LONDON SE15 1PD

Planning application number: 19/AP/2307

PROPOSAL

Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

The committee heard the officers' introduction to the report and the addendum report. The officer also drew members' attention to a letter received from the Southwark Law Centre which had been circulated and added to the planning portal.

Members of the committee asked questions of the officer.

An objector addressed the committee, and answered questions put by the committee.

The applicant and their representatives addressed the meeting, and responded to questions from members of the committee.

A motion to adjourn this item to a future meeting, in order to allow for further discussions between the applicant and the objectors, was moved, seconded put to the vote and declared carried.

RESOLVED:

That this application be adjourned to a future meeting, in order to allow for further discussions between the applicant and the objectors.

The meeting ended at 10.02 pm.

CHAIR:

DATED:



Planning Committee

MINUTES of the virtual Planning Committee held on Tuesday 29 September 2020 at 6.30pm.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Darren Merrill (Vice-Chair)
Councillor Richard Livingstone
Councillor Damian O'Brien
Councillor Cleo Soanes
Councillor Kath Whittam
Councillor Bill Williams

OFFICER Beverley Olamijulo (Constitutional Officer)
SUPPORT: Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillor Dan Whitehead.

2. CONFIRMATION OF VOTING MEMBERS

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

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

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2020-21

Members of the committee considered the information contained in the report.

RESOLVED:

1. That the size and composition of the planning committee, as agreed by annual council assembly on 16 September 2020 and the roles and functions of the planning committee and its sub-committees (as set out in Appendix 1 of the report) be noted.
2. That two planning sub-committees be established with the size and composition as set out in paragraph 11 of the report.
3. That the chairs and vice-chairs of the planning sub-committees be appointed in line with the uncontested nominations listed in Appendix 2 of the report.

The meeting ended at 6.37pm.

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 October 2020 at 6.30pm.

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Darren Merrill (Vice-Chair)
 Councillor Richard Livingstone
 Councillor Damian O'Brien
 Councillor Cleo Soanes
 Councillor Dan Whitehead
 Councillor Kath Whittam
 Councillor Bill Williams

OTHER MEMBERS PRESENT: Councillor Evelyn Akoto
 Councillor Michael Situ

OFFICER SUPPORT: Simon Bevan (Director of Planning)
 Jon Gorst (Head of Regeneration & Development Team)
 Colin Wilson (Head of Regeneration Old Kent Road)
 Alistair Huggett (Planning Projects Manager)
 Nick Wolff (Principal Strategy Officer)
 Troy Davies (Team Leader, Development Management)
 Pip Howson (Team Leader Transport policy)
 Wing Lau (Team Leader, Development Management)
 Neil Loubser (Senior Planning Officer)
 Laura Ahern (Strategy Officer)
 Naima Ihsan (Transport Planner)
 Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair gave notice of the following additional papers which were circulated before the meeting:

1. Supplemental Agenda No.1 containing item 8.2
2. Supplemental Agenda No.2 containing the addendum report relating to items 8.1 and 8.2, and the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following councillors declared an interest relating to item:

7. To release £692,649.50 from the S106 agreement 16/AP/4458 associated with Elephant and Castle Town Centre development, for the purpose of support of Independent Traders in the red line of the development.

Councillor Darren Merrill, non-pecuniary, as he is the chair of the Elephant and Castle traders' panel.

10. 2-10 OSSORY ROAD, LONDON SE1 5PA

Councillor Richard Livingstone, non-pecuniary, as he wished to speak on the item as a ward councillor.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 20 July 2020 (10am) and 27 July 2020 be approved as correct records of the meetings and signed by the chair.

6. TO RELEASE £692,649.50 FROM THE S106 AGREEMENT 16/AP/4458 ASSOCIATED WITH ELEPHANT AND CASTLE TOWN CENTRE DEVELOPMENT, FOR THE PURPOSE OF SUPPORT OF INDEPENDENT TRADERS IN THE RED LINE OF THE DEVELOPMENT

Councillor Darren Merrill announced he would not take part in the discussion or decision making on this item because he is the chair of the Elephant and Castle traders' panel.

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of £692,649.50 S106 funding from the agreement 16/AP/4458 in order to support the Independent Traders at the Elephant and Castle Shopping Centre being displaced by the development be approved. This money represents £647,835.84 for a Relocation Fund, and £44,813.66 as the balance of payment for the Independent Business Advisor.

The chair asked officers to report back to planning committee in 12 months' time about how this money had been spent, which officers agreed to.

Following this, Councillor Darren Merrill rejoined the meeting.

7. TO RELEASE £3,293,639.03 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF EMPLOYMENT AND TRAINING IN THE BOROUGH

The meeting heard the officer's introduction to the report. Members asked questions of the officer.

RESOLVED:

That the release of £3,293,639.03 S106 funding, from the agreements listed in Appendix 1 of the report, in order to deliver employment and training programmes across the borough, be approved.

The chair announced he would be writing to the cabinet member responsible to confirm that the value for money elements have been taken into account in the expenditure of this funding, that the cabinet member receives regular reports on the expenditure of this funding, and that reports on any monies carried forward would also be sent to planning committee.

Following this, the meeting adjourned from 7.25pm to 7.31pm for a short screen break.

8. DEVELOPMENT MANAGEMENT

RESOLVED:

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 agenda 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 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 can be clearly specified.

8.1 DAISY BUSINESS PARK, 19-35 SYLVAN GROVE, LONDON SE15 1PD

Planning application number: 19/AP/2307

PROPOSAL

Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

The chair informed the meeting that planning committee had started hearing this item at its meeting on 8 September 2020 and had agreed to adjourn it to allow for further discussions to take place. In the intervening period, the annual council meeting on 16 September 2020 had agreed changes to the membership of this committee, so it had been decided that this application would be heard afresh.

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

Members of the committee asked questions of the officers.

There were no objectors wishing to address the meeting.

The applicant addressed the committee, and answered questions put by members of the committee.

There were no supporters living within 100 metres, or ward councillors, who wished to address the meeting.

Members of the committee asked further questions of officers and discussed the application.

At 8.25pm, Councillor Cleo Soanes informed the meeting that she was experiencing issues with the virtual meeting software, so the meeting adjourned until 8.35pm when the problem had been resolved.

Councillors continued discussing the application.

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

RESOLVED:

1. That planning permission be granted, subject to:
 - The recommended planning conditions as set out in the report and addendum report;
 - The applicant entering into an appropriate legal agreement by no later than 8 February 2021;
 - Referral to the Mayor of London;
2. That, in the event that the Section 106 Legal Agreement is not completed by 8 February 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 311 of the report.

8.2 2-10 OSSORY ROAD, LONDON SE1 5PA

Councillor Richard Livingstone announced that he would not take part in the discussion or decision making on this item, because he wished to speak on the application in his capacity as a ward councillor.

Planning application number: 20/AP/0009

PROPOSAL

Demolition of existing building and redevelopment of the site to construct a part two, part ten, part eleven storey (AOD +44.61m) building comprising of 105 units (Use Class C3) 100% affordable by habitable rooms, 1,439 sqm of light industrial space (Use Class B1) including service yard, cycle storage and associated plant

rooms. This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Soutwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

The committee heard the officers' introduction to the report and the addendum report.

Members of the committee asked questions of the officers.

The objectors addressed the committee, and answered questions put by the committee.

The applicant's representatives addressed the committee, and responded to questions put by the members of the committee.

There were no supporters living within 100 metres of the development site who wished to address the committee.

Councillors Richard Livingstone, Evelyn Akoto and Michael Situ addressed the meeting in their capacity as ward councillors, and answered questions put by the committee.

At 9.55pm the meeting adjourned for a screen break and to allow a member of the committee to restart their computer after a software update. The meeting resumed at 10.02pm, with members of the committee putting further questions to the ward councillors.

After this, Councillor Richard Livingstone left the virtual meeting room.

Members of the committee asked further questions of officers and discussed the application.

A motion to adjourn this item was moved, but did not receive a seconder and therefore fell.

A motion to adjourn the meeting to consider the drafting and validity of any potential reasons for refusal, with the benefit of advice from officers, including the legal officer was proposed, seconded, put to the vote and declared carried.

The meeting adjourned from 10.25pm and resumed at 11.12pm.

A motion to defer the item and rehear it at a future meeting was moved, seconded, put to the vote and declared lost.

A motion to refuse planning permission for this application was moved, seconded, put to the vote and declared carried.

RESOLVED:

That planning permission for application number 20/AP/0009 be refused on the following grounds:

1. Lack of social rented housing, contrary to policy 4.4 of the Southwark Plan
2. Lack of private amenity space for each resident, contrary to policy 3.12 of the Southwark Plan
3. The high density of the proposal in terms of habitable rooms per hectare, which is not mitigated because of the proposal's lack of exemplary design.

The meeting ended at 11.20pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 3 November 2020	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Housing, 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 director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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 planning practice guidance (PPGs) and planning policy statements (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	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

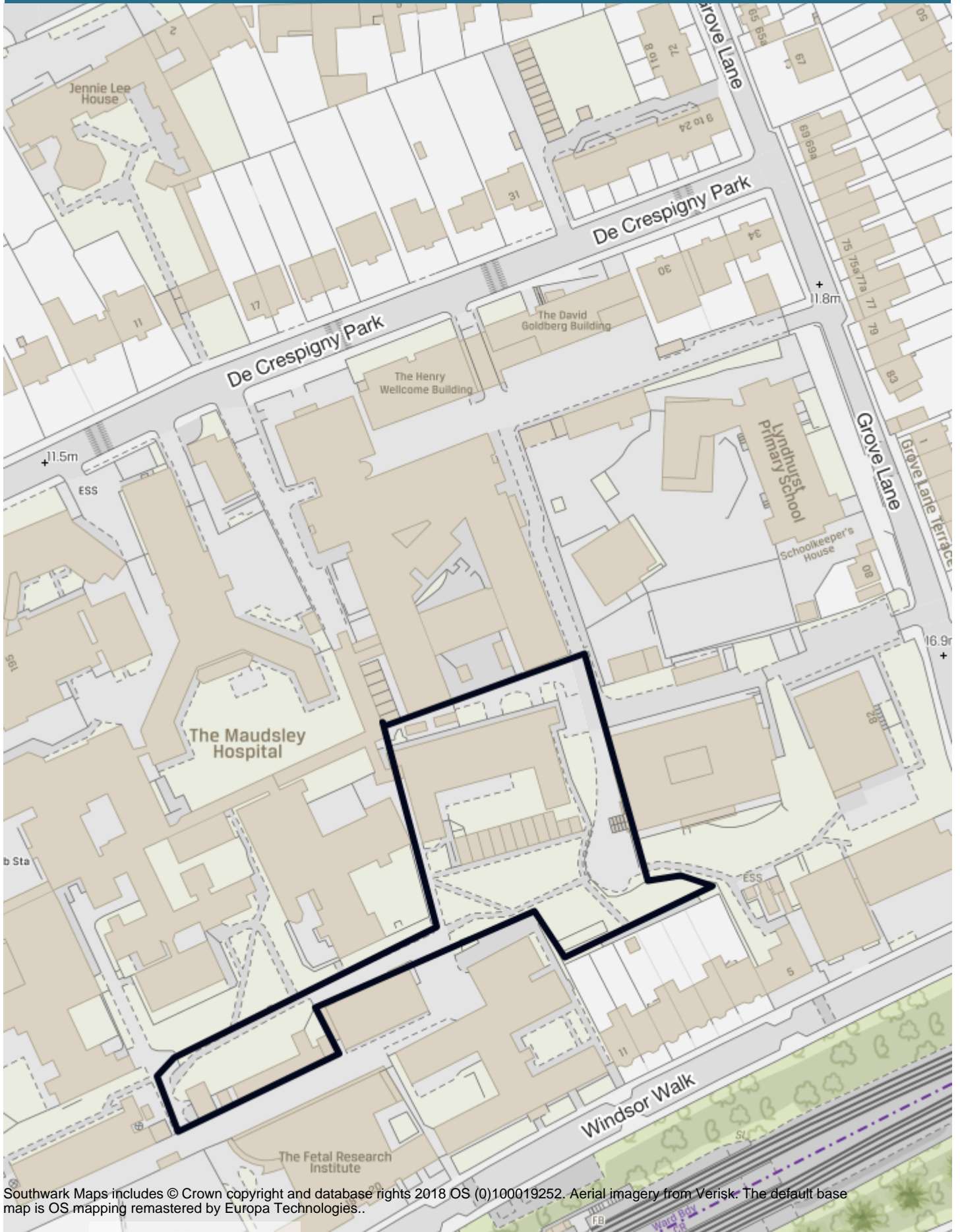
No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	19 October 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		19 October 2020



20/AP/1302 - Felix Post Unit And Old Age Psychiatry Building
Maudsley Hospital



Southwark Maps includes © Crown copyright and database rights 2018 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies..

CONTENTS

RECOMMENDATION	3
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	4
Site location and description	4
Proposals Map Designations.....	6
The surrounding area	6
Details of proposal.....	6
Planning history	9
KEY ISSUES FOR CONSIDERATION	10
Summary of main issues	10
Planning policy	11
National Planning Policy Framework (NPPF).....	11
The London Plan	11
New London Plan 2016 Policies.....	13
Core Strategy	14
Southwark Plan (Saved Policies)	14
New Southwark Plan	15
Camberwell Area Plan.....	17
Mayors SPGs	17
Southwark SPDs	18
ASSESSMENT	18
Principle of the proposed development in terms of land use.....	18
Environmental impact assessment.....	20
Design, layout, heritage assets and impact on Borough and London views	21
Landscape and Trees.....	28
Transport and Highway Impacts.....	30
Impact of proposed development on amenity of adjoining occupiers and surrounding area	33
Noise/Disturbance	35
Daylight/Sunlight	36

Energy and sustainability	39
Ecology and biodiversity.....	42
Air quality.....	43
Ground conditions and contamination.....	43
Water resources and flood risk.....	43
Construction Impacts.....	44
Planning obligations (S.106 undertaking or agreement)	44
Mayoral and borough community infrastructure levy (CIL).....	48
Community involvement and engagement	48
Consultation responses, and how the application addresses the concerns raised	49
Consultation responses from internal and divisional consultees.....	52
Consultation responses from external consultees.....	57
Community impact and equalities assessment	64
Human rights implications	65
Positive and proactive statement	65
Positive and proactive engagement: summary table.....	65
Other matters	65
CONCLUSION	66

Item No. 6.1	Classification: Open	Date: 3 November 2020	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 20/AP/1302 for: Full Planning Application Address: Felix Post Unit and Old Age Psychiatry Building, Maudsley Hospital, Denmark Hill, London SE5 8AZ Proposal: Demolition of existing buildings and construction of new centre for Children and Young People to include outpatients, inpatients, school, research and clinical floorspace, associated roof terraces, cycle parking, services compound and landscaping		
Ward(s) or groups affected:	St Giles		
From:	Director of Planning		
Application Start Date 12/05/2020		Application Expiry Date	
Earliest Decision Date			

RECOMMENDATION

1. That the planning committee grant planning permission, subject to:
 - The recommended planning conditions;
 - The applicant entering into an appropriate legal agreement by no later than 11 November 2020
 - Referral to the Mayor of London;
2. That in the event that the legal agreement is not entered into by 11 November 2020 the director of planning be authorised to refuse planning permission for 20/AP/1302, if appropriate, for the reasons set out in paragraph 203 of this report.

EXECUTIVE SUMMARY

3. This application proposes demolition and redevelopment of part of the Maudsley hospital campus to enable the erection of a new building ranging 4-9 storeys in height (including roof top terrace) as well as a basement level. The building would provide 9,662 sqm of floor space. The new building would accommodate a high quality healthcare facility with associated education and community services. The consolidation, enhancement and increase in the

provision of much needed healthcare facilities is considered to be a significant and positive benefit of the proposal.

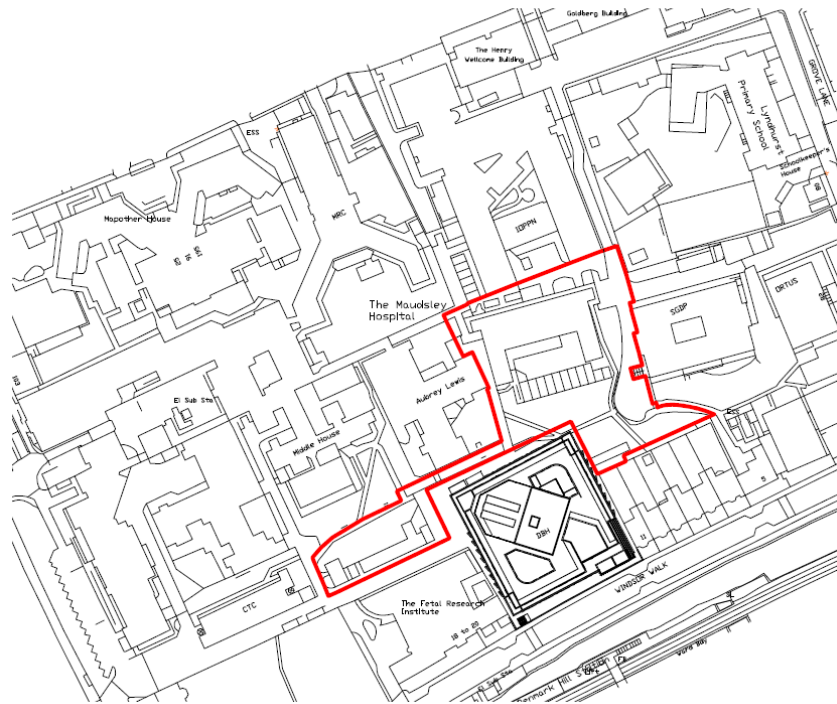
4. To address issues raised throughout the assessment of this application revised and additional plans and documents were submitted post submission in respect of the following matters:-
 - Design amendments to the entrance and simplification of architecture to the southern façade (southern façade set back 1.5m, main entrance widened by 0.5m, removal of brise soleil to simplify the architecture);
 - Revised landscaping
 - Additional information in respect of energy, transport and daylight/sunlight impacts and
 - Additional details of the proposed public routes through the site.
5. The proposed building represents an appropriate design solution that would meet the needs of service users whilst responding positively to the surrounding context and character of the area. As part of the landscape strategy there would be enhancements to public realm and routes through the site. Furthermore, the provision of a new, modern facility pulling together services currently provided across a number of run-down, out of date buildings would enable the Hospital Trust to consolidate and enhance mental health provision offered from this locality whilst releasing land for potential future housing development to generate much needed income.
6. The submission of this application follows a series of pre application discussions as a result of which improvements to the proposals were secured in respect of the design and form of the building and quality of public realm. Further negotiations resulting in design amendments were undertaken during the assessment of this application.
7. The new building would satisfactorily address transport and sustainability policies and it is considered that the public benefits of the scheme would outweigh limited harm that may arise in respect of neighbouring amenity.
8. Subject to the appropriate mitigation secured by the recommended conditions and s106 obligations set out below, the proposal is now considered to be acceptable for the reasons discussed in this report.

BACKGROUND INFORMATION

Site location and description

9. The site comprises approximately 0.5 hectares of land at Maudsley Hospital which is located to the north of Demark Hill Station, close to the border with London Borough of Lambeth. This application relates specifically to The Felix Post Unit and Old Age Psychiatry buildings which are located centrally within

the hospital campus with the partially constructed Douglas Bennett House to the south and the Michael Rutter Centre to the north.



10. The existing buildings on site comprise a part 1/part 2 storey 'u-shaped' building and Portacabins. There is an existing courtyard area separating the main building from the Portacabins at present. All existing buildings would be demolished.
11. There are a number of other buildings on the hospital campus that accommodate a range of medical and related uses including the Foetal Medicine Research Institute, Centre for Neuroimaging Sciences, the Ortus Learn Centre, the Institute of Psychiatry and other community facilities
12. The Site is highly accessible by public transport, with a Public Transport Accessibility Level (PTAL) of 6a (excellent). Vehicle access (for refuse and emergency service vehicles only) to the Site is provided via De Crespigny Park. Denmark Hill Station is located circa 200m to the south of the Site, serving routes on London Overground and National Rail between central London, Kent and Sevenoaks. There are also bus stops located along the A215 Denmark Hill (an approximate 5 minute walk) which serve a variety of routes between central and south London. The Site is also located within a controlled parking zone.
13. Despite the fact that the site is in an accessible location, pedestrian legibility

and permeability through the campus is rather ad hoc and in need of significant improvement as part of the site-wide redevelopment.

Proposals Map Designations

14. Camberwell Grove Conservation Area
South Camberwell CPZ
Flood Zone 1
Critical Drainage Area
Urban Density Zone
Air Quality Management Area
Smoke Control Zone
CIL1 Area
15. There are Grade II Listed Buildings in the wider vicinity. These include the Grade II listed Maudsley Hospital buildings and the Grade II listed Cliftonville, associated outbuildings and gate posts on Grove Lane.

The site forms part of the NSP33 Denmark Hill Campus East Site Allocation which requires development to:

- Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster.
16. The guidance further advises that parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The potential to provide new public routes to improve access to Denmark Hill station and Grove Lane should be explored.

The surrounding area

17. The wider Maudsley Hospital campus is surrounded by the Kings College Hospital campus to the west, Lyndhurst Primary School to the east and residential dwellings to the north, it is noted that there is one permanent residential dwelling in Windsor Walk and the other buildings within this terrace are used as temporary residential accommodation for the families of hospital users. The site is bounded by De Crespigny Park to the north; Champion Hill and Windsor Walk to the south including Denmark Hill Railway Station; and Grove Lane to the east. Ruskin Park (Grade II Registered Park and Garden) is located circa 250m to the south-west of the Site.

Details of proposal

18. This application proposes demolition of the Felix Post Unit and associated Portacabins (Old Age Psychiatry Buildings) to enable redevelopment of this part of the hospital campus in order to provide a modern, state of the art children's and young person facility know as The Pears Maudsley Centre for

Children and Young People (CYP) .

19. The centre would provide mental health facilities for children and young people up to the age of 18 years old.

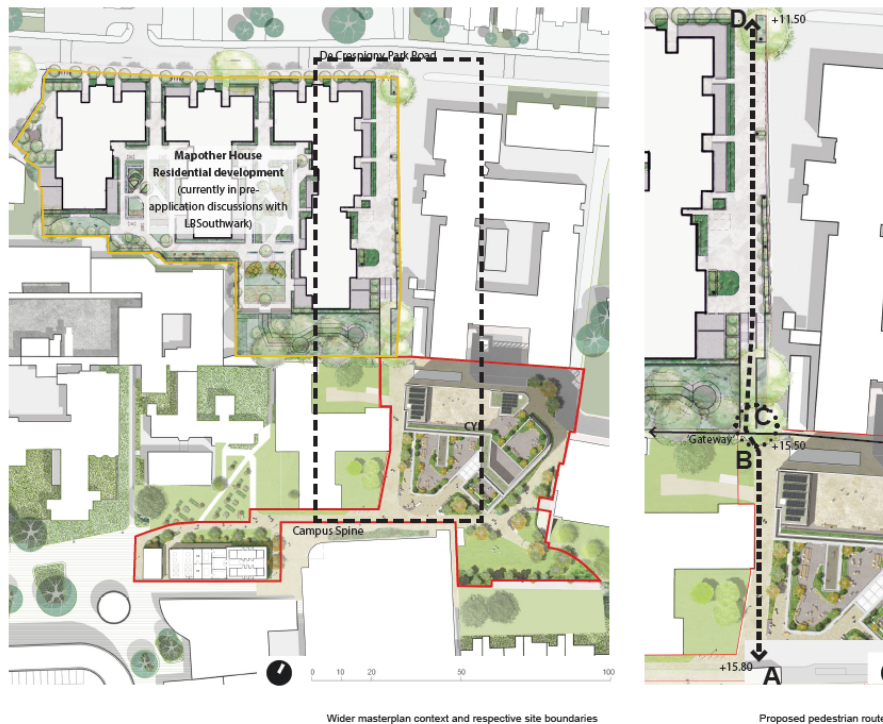
The redevelopment would deliver:-

- A 12 bed inpatient ward
 - Outpatient Clinic
 - Clinical and research facilities
 - Relocated Bethlem and Maudsley Hospital School which would be attended by both inpatients and outpatients whilst receiving treatment
 - A public café
 - Provision of new public realm including an enhanced east-west pedestrian route through the site and future provision for a north-south route
 - Provision of 104 cycle parking spaces
 - Provision of 1 disabled car parking space
20. The redevelopment forms part of the phased redevelopment of the South London and Maudsley Trust (SLaMs) site-wide masterplan to consolidate and upgrade the health care facilities available across the whole campus. This part of the redevelopment is known as Phase 1B. It follows Phase 1A which is the demolition and rebuild of Douglas Bennett House (planning application reference 19/AP/1150 approved by Planning Sub Committee A in November 2019).
21. The centre would provide 9,622 sqm of new floor space consolidating the majority of existing uses currently taking place in Mapother House and the Michael Rutter Centre. This part of the redevelopment would enable those buildings to be demolished and that part of the site to be redeveloped as a later phase (application submitted under reference 20/AP/2768).
22. The proposed building would be 9 storeys (excluding the basement) and has been designed to respond specifically to the specialist needs of the future service users. The building would occupy almost the entire footprint of this part of the site at ground level (1,500 sqm footprint) but would utilise stepped upper floors with setbacks on the southern edge to accommodate roof terraces as a way of reducing the mass of the building and mitigating impact upon the adjacent buildings. The overall height of the building would be 38m above ground and the top floor would have a footprint of approximately 600 sqm.
Internally the building would be laid out as follows:-
- Basement – Diagnostics including gym and PE Hall.
 - Ground Floor – Café and Outpatient space
 - First Floor – Outpatient space
 - Second and Third Floors – Collaboration Hub (research and clinical

- innovation) including direct access on to a staff terrace
 - Fourth Floor – Inpatient Ward comprising 12 bed spaces with direct access onto a private terrace
 - Fifth Floor – Inpatient Therapy Space and Offices
 - Sixth Floor – Building Plant and Services
 - Seventh Floor – The Bethlem and Maudsley Hospital School with direct access to external amenity space
 - Eighth Floor – Outdoor play and learning space to be used primarily by inpatients and school users but could be extended for wider use as part of outpatient services subject to scheduling availability
23. The main entrance would be located on the ground floor on the southern edge of the building. There would be a secondary access to the building on the northern edge; this access would be used for deliveries or for patients that require a more direct or discreet drop off to the centre (such as those in distress).
 24. The café has been positioned on the ground floor adjacent to the main entrance, this is intended to activate the surrounding public realm, to improve way finding within the hospital campus and to naturally direct visitors to the main entrance of the building.
 25. Access to the upper floors of the building would be provided by three cores, one fully accessible public core and 2 controlled access cores.
 26. Outpatient services would be provided on the ground and first floors, flexible collaboration space would be provided on the second and third floors acting as a natural buffer between the outpatient facilities below and the inpatient services to be provided on the upper levels of the building. The fourth and fifth floor would accommodate 12 inpatient bedrooms with en-suites together with relaxation and therapy rooms, dining space and other related facilities
 27. The Bethlem and Maudsley School proposed on the top floor of the building would provide education facilities for both inpatients and outpatients. The existing school is currently split between the Bethlem and Maudsley Hospital sites so this facility would result in a significant improvement in this respect.
 28. Service access, cycle parking and emergency access would be located to the rear (north) of the building.
 29. As part of this application it is proposed to provide a landscaped east-west public route along the southern edge of the building that would eventually join up with later phases of the development to deliver a route from Denmark Hill Station to Grove Lane. This east-west 'green spine' would provide a much needed soft landscape to the site which would enhance permeability and would help define the framework for other buildings onsite. Improved north-south links would feed off the green spine as later phases come forward. The public routes have been identified within the Design and Access Statement and within the document titled 'North-South Link Response 008745-IBI-CYP-

00-RP-A-XXX-0015 Rev P02. It is proposed to provide a pedestrian pathway of minimum 2m width expanding to 5m width besides the CYP building. The new route would provide unimpeded level access through the site with soft landscaping and lighting. This document provides details of site levels and land ownership and demonstrates that a connection can be provided within each phase of the redevelopment. The Trust own the Freehold for each Phase and for the areas of land in-between so it is appropriate for them to be tied into the legal agreement to ensure that this public route is delivered. The Trust should take responsibility for ensuring that the various phases can join together to provide a high quality DDA compliant route. The details and future access should be secured through the s106 agreement.

31. The image below shows the location of the route running through the various phases of the site:



32. It is also proposed to provide an energy compound to the southwest of the main building (behind the mortuary). The compound would house generators and water storage tanks to serve the CYP. The buildings within the compound would be screened on all sides by 4.3m high cedar cladding.

Planning history

33. There is extensive planning history for the various buildings within the hospital campus. The most relevant include:

10/EQ/0072 Application type: Pre-Application Enquiry (ENQ) - Framework

proposal for a comprehensive masterplan outlining the key principles of the phased redevelopment of the Maudsley Hospital site and position of the first phase building. Pre-application response issued: 24/01/2011

10/EQ/0181 Application type: Pre-Application Enquiry (ENQ) - Masterplan framework document for the Maudsley Hospital Site Pre-application response issued: 07/01/2014

11/AP/1676 - Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees. Granted. Dated 16/08/2011

11/AP/2320 - Retention of existing buildings fronting Windsor Walk and erection of 4-storey plus basement building to rear to provide a new medical facility for Women's Services comprising Foetal Medicine Centre, Ante Natal Clinic, Assisted Conception Unit and Early Pregnancy Clinic for Kings College Hospital, with new access and servicing arrangements (Use Class D1). 13/01/2012. Decision: Granted Dated: 13/01/2012.

19/AP/1150 - 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 associated landscape works. Granted 19/11/2019

KEY ISSUES FOR CONSIDERATION

Summary of main issues

34. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Environmental impact assessment;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;
 - Planning obligations (S.106 undertaking or agreement);
35. These matters are discussed in detail in the 'Assessment' section of this

report.

Legal context

36. 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.
37. 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)

38. The revised National Planning Policy Framework ('NPPF') published in 2012 and amended in June 2019 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.
39. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The following chapters are relevant to this application:

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 16 Conserving and enhancing the historic environment

The London Plan

40. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
 - Policy 2.1 London in its global, European and United Kingdom context
 - Policy 2.9 Inner London
 - 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 3.16 Protection and enhancement of social infrastructure
Policy 3.17 Health and social care facilities
Policy 3.18 Education facilities
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 5.4A electricity and gas supply
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 5.14 Water quality and wastewater infrastructure
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
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 6.9 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 7.1 Lifetime neighbourhoods
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 7.13 Safety, security and resilience to emergency Air and noise pollution
Policy 7.14 Improving air quality
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 8.1 Implementation
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

New London Plan 2016 Policies

41. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019
42. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
 The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight.
43. 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.

The relevant policies of the London Plan 2016 are:

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG6 Increasing efficiency and resilience
 Policy SD2 Collaboration in the Wider South East
 Policy SD10 Strategic and local regeneration
 Policy D1 London's form, character and capacity for growth
 Policy D2 Infrastructure requirements for sustainable densities
 Policy D3 Optimising site capacity through the design-led approach
 Policy D4 Delivering good design
 Policy D5 Inclusive design
 Policy D8 Public realm
 Policy D9 Tall buildings
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D14 Noise
 Policy S1 Developing London's social infrastructure
 Policy S2 Health and social care facilities
 Policy S3 Education and childcare facilities
 Policy HC1 Heritage conservation and growth
 Policy HC3 Strategic and Local Views
 Policy HC4 London View Management Framework
 Policy G4 Open space

Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy SI 1 Improving air quality
 Policy SI 2 Minimising greenhouse gas emissions
 Policy SI 3 Energy infrastructure
 Policy SI 4 Managing heat risk
 Policy SI 5 Water infrastructure
 Policy SI 6 Digital connectivity infrastructure
 Policy SI 7 Reducing waste and supporting the circular economy
 Policy SI 8 Waste capacity and net waste self-sufficiency
 Policy SI 12 Flood risk management
 Policy SI 13 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 T6.Non-residential disabled persons parking
 Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning
 Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy

44. 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 2: Sustainable transport
 Strategic Policy 11: Open spaces and wildlife
 Strategic Policy 12: Design and conservation
 Strategic Policy 13: High environmental standards
 Strategic Policy 4: Implementation

Southwark Plan (Saved Policies)

45. 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). 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:

- 2.1 Enhancement of community facilities
- 2.2 Provision of new community facilities
- 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
- 3.16 Conservation areas
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 3.20 Tall buildings
- 3.22 Important local views
- 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
- 5.8 Other parking

New Southwark Plan

- 46. For the last 5 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 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
- 47. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the Council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.
- 48. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further

round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).

49. It is anticipated that the plan will be adopted in late 2020 following the 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
50. The following policies are relevant:
- A.V.05 – Camberwell Area Vision
 - SP2 Regeneration that works for all
 - SP3 Best start in life
 - SP5 Healthy, active lives
 - SP6 Cleaner, greener, safer
 - P12 Design of places
 - P13 Design quality
 - P15 Designing out crime
 - P16 Tall buildings
 - P17 Efficient use of land
 - P18 Listed buildings and structures
 - P19 Conservation areas
 - P20 Conservation of the historic environment and natural heritage
 - P21 Borough views
 - P44 Healthy developments
 - P48 Public transport
 - P49 Highways impacts
 - P50 Walking
 - P52 Low Line routes
 - P52 Cycling
 - P53 Car Parking
 - P54 Parking standards for disabled people and the mobility impaired
 - P55 Protection of amenity
 - P58 Green infrastructure
 - P59 Biodiversity
 - P60 Trees
 - P61 Reducing waste
 - P62 Land for waste management
 - P63 Contaminated land and hazardous substances
 - P64 Improving air quality
 - P65 Reducing noise pollution and enhancing soundscapes
 - P66 Reducing water use
 - P67 Reducing flood risk
 - P68 Sustainability standards
 - P69 Energy
 - IP1 Infrastructure

IP2 Transport infrastructure
 IP3 Community infrastructure levy (CIL) and Section 106 planning obligations
 IP7 Statement of Community Involvement
 NSP33 Denmark Hill Campus East

Camberwell Area Plan

51. The Camberwell Area Plan was produced to identify and unlock the area's forgotten spaces, steer future development proposals, to achieve an ambitious vision for the area and to support the case for reopening Camberwell Station.
52. This plan identifies practical ideas on what can be done in the short term to support the vision. The projects were developed in partnership with local people who came up with a range of ideas and proposals. Southwark Council then went through a bidding process to raise funding to deliver the projects.
53. On 10 March 2020, Southwark Council was informed that the GLA awarded £1.5m by the GLA's Good Growth Fund to deliver these projects. This was the third largest allocation in London
54. The funding will be used to make improvements to three key areas identified by local people: (1) better connections between Denmark Hill station and the hospitals and town centre, (2) help to open more space at Camberwell College of Arts to local people, and (3) improve the landscaping on Camberwell Station Rd and support ArchCo's plans to open up empty arches to businesses. This has attracted almost £6m inward investment from a number of organisations including Southwark Council, ArchCo and Department of Transport to pay for refurbishing derelict railway arches, improving the shopping environment, opening a new entrance to Denmark Hill Station and more. These improvements will encourage more cycling and walking, help tackle air pollution and unlock new opportunities for new housing, workspace and improving public space in the area.
55. Redevelopment of the Maudsley Hospital site should respond to the Camberwell Area Plan. Specifically the public realm and pedestrian routes to be delivered as part of the current application should make a positive contribution to the delivery of better connections to the station (Key Area 1).

Mayors SPGs

56. Social Infrastructure (May 2015)
 Accessible London: Achieving an Inclusive Environment (October 2014)
 The control of dust and emissions during construction and demolition (July 2014)
 Character and Context (June 2014)
 Sustainable Design and Construction (April 2014)
 Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

London View Management Framework (March 2012)
 Planning for Equality and Diversity in London (October 2007)

Southwark SPDs

- 57. Design and Access Statements (2007)
- S106 and CIL (2015)
- S106 and CIL Addendum (2017)
- Sustainability Assessments (2007)
- Sustainable Design and Construction (2009)
- Sustainable Transport (2009)

ASSESSMENT

Principle of the proposed development in terms of land use

- 58. National, regional and local development plan policies strongly support the protection and enhancement of healthcare facilities.
- 59. London Plan Policies 3.1 and 3.2 seek to reduce health inequalities through the planning system whilst Policy 3.17 relates specifically to enhancing health care facilities. Policy 3.17 strongly supports the provision of proposals which provide high quality health and social care facilities in areas of identified need, particularly in places easily accessible by public transport, cycling and walking. When dealing with redevelopment proposals the policy states *“Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change”*. The importance of reducing health inequality and enhancing health care facilities is further reinforced in the New London Plan Policies GG3, S1 and S2.
- 60. Core Strategy Policy 4 seeks to increase healthcare provision within the Borough as does Saved Policy 2.2. New Southwark Plan Policy P42 states *“Development must deliver or support the delivery of healthy activities. Where town centres need additional health, leisure and health related community facilities for existing and new residents, development must provide these by contributing to the expansion of existing facilities or providing new ones”*
- 61. The aforementioned national, regional and local policies make it clear that proposals involving the creation or enhancement of health care facilities must be strongly supported and the loss of health care facilities without adequate justification or provision for replacement should be resisted.
 This site forms part of the NSP33 which requires development to provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster. The policy further promotes the potential to provide new public routes to improve access to Denmark Hill station and Grove Lane which would complement the Camberwell Area Action Plan.

62. The site-wide redevelopment of the Maudsley campus offers an opportunity to significantly increase and enhance the health care offer available. The site is well connected to all forms of public transport and as such would be appropriate in principle for a more intensive, higher density redevelopment.
63. The whole scale redevelopment of the Maudsley hospital campus has been an aspiration of the Trust and an identified commitment in the Southwark Development Plan for a number of years. The council officers has been actively involved in pre application discussions in respect of a site-wide masterplan since 2010 and as outlined in the planning history section of this report other parts of the site have already come forward for redevelopment.
64. This application proposes to consolidate uses which are currently spread across a number of old buildings which are no longer fit for purpose. The new building would result in an increase in floorspace but more importantly the quality of space to be provided would be a significant enhancement on the current facilities. This building would provide a range of mental health services for children and young people in an attractive, safe and functional space. The café would be available for wider public use and the public realm included as part of the redevelopment would make a positive contribution to the planned future pedestrian routes and connections in the surrounding area.
65. The existing floorspace within the Felix Post Unit and Old Age Psychiatry building equates to approximately 1130 sqm. The uses previously accommodated in the building have been relocated to other buildings within the hospital campus. The new CYP building would provide 9662 sqm of floorspace, it is intended to accommodate uses currently taking place within the Michael Rutter, Mapother House and Professorial Unit (combined floorarea of approximately 8044 sqm). Overall the increase in floorspace would equate to circa 500 sqm. There is an existing school in Mapother House which will be re-provided in the new centre. The school provides schooling for service users living as inpatients within the proposed development as part of the Snowsfield CAMHS Unit (12 service users who will occupy the 12 inpatients bedrooms on the fourth floor of the proposed development). The school will also provide schooling to young people attending the Eating Disorders Intensive Therapy Programme (ITP), this group of approximately 10 students attend the ITP as daily outpatients for a defined programme and hence have daily access to the school. The school is designed to allow for these two elements to operate independently, but also be able to access timetabled shared spaces. In addition to the ITP students and the Snowsfield inpatients there are a group of former service users who may not be back in full time local school and they too may access the school facilities on a defined programme. In total the school may provide up to a maximum of 24 students all invariably with special learning requirements.
66. The provision of a school within the building would bring together a service which is currently split across two different sites. This would be a welcome

improvement and a positive benefit of the scheme.

67. The sensitive redevelopment of this Brownfield site to deliver higher density, well designed new facilities is welcome. The consolidation, enhancement and increase in essential provision of mental health facilities is supported in principle in accordance with the site-wide Masterplan and aforementioned policies.
68. By consolidating and rationalising the services currently offered within Mapother House, the Michael Rutter Centre and the buildings subject of this application it is proposed to release some of the land within the campus for residential development which will help to fund future phases of the site-wide masterplan. The residential development is subject to a separate application (20/AP/2768) and is not prejudiced by the earlier determination of this separate application.

Environmental impact assessment

70. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development due to the size and scale of the proposed scheme.
71. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances under which development needs to be under pinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
72. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds 1 hectare which is not dwellinghouse development or the site area exceeds 5 hectares. The application site is 0.5 hectares and the area development to be provided would not exceed 1 hectare therefore the proposal does not exceed this threshold.
73. Consideration however should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is the redevelopment of an existing brownfield site, no change of use is proposed. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts. Therefore an EIA is not required in this instance

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

74. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 124). Chapter 7 of the London Plan seeks to ensure that new developments achieve the highest standard of design in the interest of good place making, new buildings must respond well to the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping. This is echoed by Core Strategy Strategic Policy 12 which states “that all development in the borough will be expected to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in”. The policy requires new development to conserve or enhance the significance of Southwark’s heritage assets. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
75. Saved Policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, the proposal ensures a satisfactory standard of accommodation and amenity for future occupiers of the site. It also goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.
76. The importance of good design is further reinforced in the New Southwark Plan. Policies P12, 13 and 15 require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore all new development must be attractive, safe and fully accessible and inclusive for all.
77. Demolition

The development site is located within Sub-area 4 (De Crespigny Park, Maudsley Hospital) of the Camberwell Grove Conservation Area. As set out

in the Camberwell Grove Conservation Area Appraisal (Roger Evans Associates for the London Borough of Southwark, August 2003), this part of the Conservation Area is characterised by larger institutional buildings associated with the Maudsley Hospital.

78. Both buildings proposed for demolition are associated with the Hospital. These are the Felix Post Unit, formerly Maudsley Garden Villa, and the Old Age Psychiatry Building. Whilst the latter is a pre-fabricated building of low quality, the Felix Post Unit is an attractive, albeit altered, Neo-Georgian building dating from the late 1920s / early 1930s.
79. Figure 49 of the Conservation Area Appraisal identifies listed and key unlisted buildings in Sub-area 4. These do not include either building subject to demolition. However, Historic England consider that the Felix Post Unit does still make a positive contribution to the character of the conservation area due to its historic association with the Maudsley Hospital and its pleasing architectural composition which shares some similarities with the other contemporary buildings in this part of the conservation area.
80. Paragraph 201 of the National Planning Policy Framework (NPPF, February 2019) states that “loss of a building...which makes a positive contribution to the significance of the Conservation Area...should be treated as substantial harm...or less than substantial harm”. Historic England consider that the proposed demolition of the Felix Post Unit would cause some harm to the Camberwell Grove Conservation Area, which is clearly less than substantial
81. Although the replacement development is of a large scale, the submitted Townscape and Visual Impact Assessment (IBI Group, August 2020) suggests that it would largely be viewed within the context of the larger institutional hospital buildings in the immediate area including the recently approved Douglas Bennett House scheme which is currently under construction. Historic England therefore do not wish to raise any serious concerns about impact of the replacement development on the setting of heritage assets in the area. They have requested that materials are controlled by conditions to ensure that they would be high quality and complementary to the character of the Conservation Area.
82. The Council’s Design and Conservation Team agree with the comments from Historic England and raise no objection to the demolition which will cause less than substantial harm to the conservation area. A condition is recommended to ensure that appropriate recording of historic features is undertaken prior to demolition.

Tall Building and Public Realm

83. Policies 7.7 of the London Plan, 3.20 of the Southwark Saved Policies and P.16 of the New Southwark Plan deal with tall buildings. Policy 3.20 states that any building over 30m tall should ensure that it:

- i. Makes a positive contribution to the landscape; and
 - ii. Is located at a point of landmark significance; and
 - iii. Is of the highest architectural standard; and
 - iv. Relates well to its surroundings, particularly at street level; and
 - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
84. The above criteria are reflected in emerging NSP P.16 albeit with a greater emphasis on exemplary design and the requirement to provide enhanced public realm. The proposals seek planning permission for a building of approximately 38m AOD and as such must be assessed against tall building policies.
85. The application was accompanied by a Townscape and Visual Impact Assessment, Design and Access Statement and detailed Landscape Strategy.
86. This site is located within an Urban Density Zone and a highly accessible location; tall buildings can be appropriate in such an area subject to them being well designed, delivering high quality public realm and not adversely affecting the character or amenity of the area.
87. The applicant has a desire to redevelop the campus with integrated green links to the wider network of streets beyond. Some of this emerging, but unadopted masterplan is shown in the DAS, with links north and south to Denmark Hill station and De Crespigny Park – as well as east/west between Denmark Hill and Grove Lane. This landscaped link is currently weak in places; the north/south link is not legible through the turnstiles and steps adjacent to the IOPPN (Institute of Psychiatry, Psychology and Neuroscience) Building, owned by Kings College, and the south link, direct to Denmark Hill is currently gated. The route through from Denmark Hill, is again sometimes gated and not legible, wandering behind the Clinical Treatment Centre, into the wider landscaped area in the centre of the campus.
88. The proposed Children and Young Persons building (CYP) is located in the centre of the campus, is at a pivotal point where the central green link narrows between the site and the consented (and under construction) site of the Douglas Bennett House (DBH). Beyond to the east, the campus buildings, including the ORTUS and SGDP building are mostly staff, rather than public buildings.
89. Surrounding the CYP site, the scale of the buildings are large, hospital buildings, on individual plots, each with different architectural style, relating to the use and age of the building. For example, the trilogy of the Aubrey Lewis, (AL) Middle House (MH) and Eileen Skellen (ES) buildings are brick, with pitched roofs, with Middle House being the only remaining original building of the Maudsley Hospital from the early 20th century, flanked by AL and ES buildings, both copycats from the 1980s. The consented DBH is a large 5

storey clinical building, with frontage onto Windsor Walk and rear extending into the campus, providing its main entrance from the green link. Two of the grade II Listed Villas facing Denmark Hill, pre date SLaM, but the central administration building, (grade II) is the focal point of this street frontage, set behind railings and is the formal historic entrance to the campus. Adjacent to the site, the IOPPN building is a large heavyweight Kings College building, with a 9 storey tower, and 5 storeys facing De Crespigny Park. The side access road, fronts De Crespigny Park leading to the rear of the site, is approx. 6 m lower than the site, although would be immediately adjacent to the access, and form part of the aspirational north south green link into the campus.

90. The site-wide masterplan suggests that within the redevelopment of the whole campus taller buildings should be located at the centre of the site allowing for other buildings to gradually tier down towards the street edges. It is suggested that the CYP building would form the tallest element on site setting the marker for other developments that come forward.
91. The proposal will make a positive contribution towards public realm by providing a landscaped area to the south of the building behind the dwellings in Windsor Walk as well as an east-west public route along the southern edge of the building that would eventually join up with later phases of the development to deliver a route from Denmark Hill Station to Grove Lane. This green spine would enable the provision of better north-south pedestrian links through the site eventually delivering a clear, legible, safe and attractive pedestrian route from Denmark Hill Station to De Crespigny Park.
92. Having regard to the context of the immediate surroundings it is considered that the proposed building could be accommodated on this part of the site without compromising the character or amenity of the area. Subject to careful detailed design, the new building would make a positive contribution to the townscape. Furthermore, the proposal will present the opportunity to significantly enhance public realm and pedestrian routes through the site.

Height, Scale, Form and Architecture

93. A key concept which has informed the design of the building is the use of biophilic design (the incorporation of the natural environment within the built environment), together with the functional requirements of service users the biophilic design strategy has informed the layout, form and landscaping approach.
94. The proposed building would occupy a substantial footprint on the site rising to 9 storeys above the basement level including the rooftop amenity space. There would be two lower sections, one at 6 storeys and one at 3 storeys, stepping down to the central green route with the main entrance facing onto proposed seating areas, enhancing the campus landscaping and connection to the central green route. The stepped approach helps to reduce the massing on the upper levels and to address the relationship with adjoining

sites. The significant setbacks allow for landscape terraces to be provided as part of the biophilic design strategy for future users.

95. The 3D image below shows the proposed design approach.



The ground floor elevation is mostly lightweight framing with glass, and a café facing the green route. Designs have been amended at pre-application stage to add a canopy and make the front entrance more legible; the brick framing of the middle portion of the elevations, at first to fifth floor is punctuated by set in, chamfered windows, curved on the three storey element, and squared on the six storey section, adding variety and texture to the building, but retaining the language of the overall architecture and predominance of brick in the other buildings in the campus. A panelled upper section, with glazed 6 to 8 story completes the top of the building in a satisfactory manner. The taller element of the proposals would be viewed in context with the bulky 9 storeys of the adjacent IOPPN building, while the 3 to 6 storeys would be read in context with the central green route of the campus. This orientation of the building, concentrating the mass to the north, is appropriate for the location.

96. The scheme was subject to two Design Review Panels sessions; both sessions were critical of the form, massing and architecture of the scheme. Both sessions were concerned with a lack of master planning, legibility, connectivity and landscaping, as well as a complicated architectural form, large scale and bulky massing. The scheme architects worked with officers to revise the designs within the constraints and needs of the NHS clients on a tight, urban site. In particular, the immovable requirements of best practice in healthcare, safety and international research which shape the size of the wards, rooms, circulation space and facilities required. The DRP requests

were heard in full by the architects, however the applicant's clinical requirements are also a consideration in the success of the facility and thus officers sought to negotiate realistic changes including orientation of the building and its relationship to the neighbouring buildings; improve the legibility of the entrance and wider landscaping; improve access to the rear; simplify the massing by reducing the number of terraces and improving the architectural language of the elevations by adding brick and removing cluttering elements from the facades, such as louvers.

97. The proposed energy compound to the southwest of the main building (behind the mortuary) has been kept to the minimum size possible, its design is simple comprising 4.3m high cedar cladding on all sides. The compound would be set back from the pedestrian route behind an area of soft landscape and would be screened by other buildings to the south, east and west. No objection is raised in terms of location or design.
98. Overall, taking account of the functional requirements for this specialist facility, the design changes secured and having regard to the significant improvements that will be delivered to permeability and public realm, it is considered that the evolved scheme would comply with Southwark Plan (2007) Policies 3.12 Quality in Design, 3.13 Urban Design and Strategic Policy 12 Design and Conservation and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and chapter 12 Achieving Well Designed Places.
99. Conditions requiring sample materials, plus sections and elevations of the reveals, windows and balconies, plus screening for the high level amenity areas are recommended.

Impact on character and setting of a listed building and/or conservation area

100. The NPPF seeks to protect designated and un-designated heritage assets whilst recognising the need for new development to come forward on sites which may have an impact on heritage. Paragraph 196 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". Paragraph 197 states "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset". This advice is reflected in Saved Policies 3.15 and 3.16 and Emerging Policy P18, P19 and P20 of the New Southwark Plan.

The site is within a conservation area and there are listed buildings close by (see below).

The heritage, townscape and visual impact assessment submitted by the applicant seeks to demonstrate that the proposals would preserve the character and appearance of the Camberwell Conservation Area. It is stated that the existing buildings no longer make a significant positive contribution to the conservation area.

In longer views, from Denmark Hill and Windsor Walk, the taller element of the scheme appears in views with the IOPPN building in the background. This urban roofscape is to be expected in the context, and does not detract from the historic environment elements in the foreground, such as the listed buildings on Denmark Hill, Denmark Hill station and Windsor Walk, all Grade II and within the Camberwell Grove conservation area. The Historic England guidance, *The Setting of Heritage Assets*, second edition sets out the criteria for assessing the impact on the significance of assets in five steps: identify, assess the degree the setting makes an impact on the assets significance; assess the proposals on the significance, maximise enhancement and document decisions.

The heritage assets of which their settings are impacted are the group of listed villas and administration buildings facing Denmark Hill; 99, 103, 111 Denmark Hill and the Maudsley Hospital Administration Block. The administration block is a three storey double fronted brick and stucco building, with pitched slate roof. Its significance is derived from its architectural form, age (1911) as a purpose built mental health hospital. It is flanked by the older Victorian villas of 101 and 111 Denmark Hill, original residential double fronted detached villas, repurposed for the hospital in the mid 20th century. Within the setting of all is the busy thoroughfare of Denmark Hill, the Kings College Hospital campus (including the helipad) and other large hospital buildings, and the additions and piecemeal development of the SLAM campus, including the modern buildings of DBH, ES, IOPPN. When viewed from Denmark Hill, in the immediate experience there are glimpses of other campus buildings within the background, and so these buildings are experienced in a busy, noisy, urban environment with some taller elements when viewed from Denmark Hill in some of the experience. Together, the listed buildings are experienced positively from Denmark Hill, even with minor modern incursion to their backdrop, this is to be expected in an urban environment.

There would be limited impact on the significance to the listed buildings on Denmark Hill by the incursion to the wider setting when viewed from Denmark Hill. However these views are glimpses of larger buildings visible in the spaces between the listed building, particularly the Administration Block and 111 Denmark Hill. The resultant impact would be in context with the other campus buildings, plus the gates, vehicle movement and parking and with the Clinical Treatment Centre in the foreground. The alteration to the setting would be minimal and the impact on significance, minor, and not harmful.

With regards to the Camberwell Grove Conservation Area, the building is

located in the centre of the campus, and would be visible in views to Grove Lane and De Crespigny Park. This would be in the context of the IOPPN building, the rest of the campus and the Addington Sciences Building, facing Grove Lane. The campus is a distinct area, away from the formal terraces and villas of Camberwell Grove, but the proposals would have an impact on the Lyndhurst Primary School on Grove Lane, a building which contributes positively to the conservation area, as well as the Michael Rutter (MR) and Mapother House (MH) campus buildings on De Crespigny Park. Again, however, this experience of the asset would be in the context of the other campus buildings and would not harm the significance of the conservation area.

There would be some very minor harm to the conservation area, by the loss of the Felix Post Unit, the “Garden Villa” and its place in the historic development of mental healthcare. The building should be recorded, to the Historic England level 3, and the survey submitted as part of a pre-commencement condition.

In conclusion, whilst the proposed demolition of the buildings would cause some harm to the heritage significance of the site, for the reasons set out above, the harm is considered to be less than substantial and therefore in accordance with paragraph 196 of the NPPF. The proposed new buildings would have an impact upon views of the nearby listed buildings and this part of the conservation area. However, the limited impact is not considered to harm the significance of those heritage assets. Furthermore this proposal would deliver a modern, much needed medical facility which would be of significant public benefit to the residents of Southwark and London as a whole. As such the proposal is considered to comply with the NPPF and Policies 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas and 3.18 Setting of listed buildings, conservation areas and world heritage sites.

Landscape and Trees

109. This application was accompanied by a illustrative landscape plans and an Arboricultural Method and Impact Assessment. Following the DRP session revised landscaping details were submitted to improve the public realm to the south of the site. The amendments included relocating planters and seating to open up the entrance to the café, setting the building back at this junction, replacing steps with sloping ground levels and relocating visitor cycle parking facilities. In addition it is proposed to introduce public art podiums along the pedestrian routes. Two podiums would sit within the site boundary.
110. The landscape strategy proposes:-
 - A south facing terrace for the café which will provide views across the new east west green spine
 - A landscaped lawn located to the rear of the properties in Windsor Walk (Eastern Meadow)
 - Soft landscaped pedestrian routes on all edges of the building

- Hard landscaped service and drop off area to the north of the building
 - Cycle parking and seating to be incorporated.
111. As part of the redevelopment of this particular phase and the adjoining DBH it is necessary to remove a number of trees, this includes removal of trees previously specified as being retained in the DBH proposals. Appropriate re-planting has been incorporated where possible however the CAVAT Assessment demonstrates that there would be a significant shortfall in canopy cover (1566 cm girth) as a result of the redevelopment. Whilst the landscaping plans have sought to mitigate this as much as possible it is necessary to secure an s106 contribution for full mitigation. The sum secured would be used to provide trees across the wider hospital campus as later phases of the redevelopment are delivered. At this stage it is anticipated that a significant number of new trees could be accommodated within Phase 2 of the redevelopment (the residential redevelopment on at Mapother House). However, securing the necessary sum as a bond (£52,204.50) would enable trees to be planted across the whole campus. The SLAM Trust are aware of this obligation and are currently working on a site wide landscape strategy for future phases.
112. A separate application will need be made to amend the approved landscape strategy for DBH.
113. As discussed earlier in this report an important deliverable from the site-wide masterplan is the enhancement of public routes/connections through the site. As each phase comes forward it is important for that particular development to demonstrate how it will open up routes through the site to ensure future enhanced accessibility. As part of this application it is proposed to provide an east-west pedestrian route which will connect with the north-south route to be provided through Mapother House and the Michael Rutter Buildings once they are redeveloped.
114. The proposed pedestrian pathway would have a minimum width of 2m expanding to 5m besides the CYP building. The route will take account of and rationalise level changes to provide an unimpeded and accessible route across the different development sites. The design will comprise a natural aggregate pathway together with regular tree planting, perimeter path planting and lighting. Plans have been provided to show how this route could be delivered. Further detailed design and future access should be secured through the legal agreement.
115. The Council's Ecologist and Urban Forrester have reviewed the application and are satisfied with the proposal subject to recommended conditions and s106 mitigation. Consequently the proposed landscape strategy is considered to be acceptable, detailed design of hard and soft landscaping, planting, lighting and levels will be controlled by condition.

Transport and Highway Impacts

116. Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximise opportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. 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”. This approach is reflected in Chapter 6 of the London Plan, Southwark Saved Policies 5.1, 5.2, 5.3 and 5.4, Core Strategy Strategic Policy 2 and the emerging NSP Policies (P48 – P54).
117. This application was accompanied by a Transport Assessment as well as Construction Management and Logistics Plans. All documents have been reviewed by the Councils Transport and Highways Teams. Revised and additional highways, transport and construction related information was submitted to address initial comments raised.
118. This application proposes to consolidate and enhance existing facilities on the hospital site into one building therefore it is not anticipated that there would be an increase in staff at the site.
119. Trip Generation and Transport Impact

This proposed development is in an area with excellent (6 – High) public transport accessibility level, lies close to Denmark Hill train station and abuts the busy bus routes on Denmark Hill. Concerning the vehicle movements ensuing from this development, the traffic surveys carried out by the applicant’s consultants from 0700hrs to 1900hrs on Tuesday/Wednesday 26/27 November 2019 have indicated that on average over the two days some 100 two-way vehicle movements per hour occurred at this entire site. Southwark’s Transport Policy Team’s interrogation of a comparable site’s travel survey within TRICS travel database has revealed that the development would generate some 61 and 42 two-way vehicle movements in the morning and evening peak hours, respectively. It is considered that this level of vehicular traffic, even when combined with the committed developments in this vicinity, would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads. In any event, the applicant has comprehensive travel plan initiatives in place encompassing the provision of patient transport service, cycle parking facilities, ‘Cycle2Work’ cycle purchase scheme, public transport/cycling information, video-conferencing suites, pool cars, encouraging flexible working pattern, organising ‘community cycling scheme for in-patients plus promotion of walking/cycling and car parking demand management via the introduction of visitor and staff charges.

120. Moreover, it is estimated that this development proposal would create an additional 110 and 158 two-way public transport trips in the morning and evening peaks hours correspondingly. The applicant has submitted a construction management plan demonstrating how the execution of this development including loading/unloading by construction vehicles would be managed.
121. As the analysis/data relating to the traffic accidents occurring in the vicinity of this development in the 3years from 2016 to 2018 by the applicant's consultants have indicated that most of the 67 recorded accidents including 8 serious injuries are attributed to pedestrians/cyclist, there is the need for improved highway safety measures. This would be in the form of a contribution towards raised tables and should be secured via an s106 contribution.

Pedestrian Movements

122. The footway adjoining this site on Denmark Hill is wide and connects southerly to the nearby Denmark Hill train station and the pedestrian routes along the adjacent Ruskin Park. In the same direction, it joins with the footways on Herne Hill and Red Post Hill leading to Herne Hill and North Dulwich train stations respectively. It also links with the general recreation walking route through the neighbouring King's College hospital which ultimately joins with Loughborough Junction train station. The bus lanes on both sides of the immediate southern stretch of Denmark Hill assist cyclists in connecting with Herne Hill station and the committed cycle routes at the eastern side of this site. There are planned cycle routes near this development on Camberwell Grove and though Windsor Walk. In addition, the adjacent Champion Park/Denmark Hill junction has signalised pedestrian crossings on all its three arms, with these roads designated as 20mph zone.
123. These pedestrian/cyclist routes and the associated road safety facilities can be used by the prospective staff/patrons of this development for their journeys to and from this site and to the available transport infrastructure.
124. The applicant has proposed 2 cycle stores, a drop-off/loading bay in juxtaposition with a pedestrian ramp connecting to the main entrance to this building at the north-eastern end of this site, a pedestrian walkway along the eastern boundary of this site joining with the main entrance at its northern end and linking southerly to the impending Douglas Bennett House and ultimately to the proposed service compound at the south-western periphery of this site, which in turn connects with the pedestrian walkway at the western end of this site leading southerly to the proximate Denmark Hill Station via the adjacent Windsor Walk.
125. The internal pedestrian accesses would link to the adjoining roads on Denmark Hill, De Crespigny Park and Windsor Walk which eventually leads to Champion Park.

126. Subject to the delivery of the proposed landscape strategy and enhanced public realm the proposal will improve pedestrian movement through the site and access to the wider area.

Cycle Parking

127. The applicant's consultants had undertaken an audit of the existing pedal and motor cycle parking provision on Tuesday 19 February 2019 and recorded 153 and 33 pedal and motor cycle parking spaces, separately.
128. NSP Policy would require a total of 92 cycle parking spaces to be provided (79 long stay and 13 short stay including 2 disabled spaces and 2 cargo spaces)
129. The application would provide 104 cycle parking spaces (80 short stay including 2 cargo spaces; 24 long stay including 2 disabled spaces). Staff shower and changing facilities would be provided within the basement. Detailed locations and specifications of the facilities have been provided.
130. A condition is recommended to control the provision of cycle parking facilities prior to first occupation.

Car Parking

131. London Plan Policy 6.13 states that in locations with high public transport accessibility, car-free developments should be promoted (while still providing for disabled people). Southwark Saved Policy 5.6 requires all developments to minimise the number of spaces provided and for developments to justify the amount of car parking sought. NSP P53 sets maximum parking standards for different types of development together with promoting measures to increase sustainable transport modes, electric vehicle charging spaces, car club membership and measures to limit access to parking within CPZs.
132. Southwark CPZ provides adequate car parking control in this area weekdays from 0830hrs to 1830hrs. There are existing 115 'Pay & Display' car parking spaces on this site. As this development fulfils the criteria for a car-free development, it will be excluded from those eligible for car parking permits under the CPZ operating in this locality.
133. The applicant has proposed one disabled car parking space equipped with active electric vehicle charging point, this can be secured by condition.

Servicing and Vehicle Access

134. Vehicle drop offs and servicing would take place to the north of the site.
135. It is estimated that there would be a maximum of 4 drop offs and collections per day for the clinical use. Most users would arrive via public transport the

drop off facility would be for disabled visitors or those in extreme distress.

136. There will be delivery and service implications from the café but it is anticipated that these can be accommodated within the site.
137. A Delivery and Servicing Plan should be submitted, this can be controlled by condition.

Refuse.

138. Further details regarding refuse storage are required but this can be controlled by way of a condition.
139. Overall the transport and traffic related implications have been fully considered. The Council's Highways and Transport Teams raise no objection to the proposal.

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

140. Strategic Policy 13 of the Core Strategy (High Environmental Standards) seeks to ensure that 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 states planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, Saved policy 3.11 Efficient use of land of the Southwark Plan 2007 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, they do not unreasonably compromise the development potential of or legitimate activities on, neighbouring sites. It also states that the LPA will not grant permission for development that would not allow for satisfactory standard of accommodation and amenity for future occupiers of the site.
141. The importance of projecting neighbouring amenity is further reinforced in NSP Policy P55 which states "Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users".
142. 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.

Overlooking/loss of privacy

143. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- A distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - A distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
144. The site lies in area of mixed use. Whilst the immediate surroundings are made up of hospital and educational facilities, in the wider vicinity there are residential dwellings and commercial uses. Given the proposed health care use and the fact that the new building is sited within a hospital campus it is not anticipated that the future users would be adversely affected by existing neighbouring uses.
145. However, it is necessary to ensure that the development would not adversely affect the successful operation of the existing and planned health care uses in the vicinity as well as the residential uses in the wider locality or the nearby school.
146. The closest residential building which could be affected by the proposal in terms of overlooking or loss of privacy is 11 Windsor Walk. The distance between the front façade of the new building and the residential windows facing the site would be approximately 44m at its closest point. Whilst this significantly exceeds the minimum distances additional measures have also been included to further reduce any adverse impact by way of:-
- Designing the building with a stepped approach on the southern façade whereby the building would be 3 storeys high at the closest point to Windsor Walk which is the same height as the residential terrace. As the building increases in height the distance between the two facades significantly increases;
 - 3.7m high balustrading would be erected on the perimeter of the fourth floor roof terrace to aid privacy;
 - Mature tree planting is proposed along the boundary shared with 11 Windsor Walk to provide additional screening at ground floor level – this can be controlled within the landscaping condition.
147. This relationship is considered to be acceptable as it will not give rise to significant harm to amenity by way of overlooking or loss of privacy.
148. This relationship is considered to be acceptable as it will not give rise to significant harm to amenity by way of overlooking or loss of privacy.
149. It is noted that concerns have been raised by neighbouring properties in De Crespigny Park. These concerns have been duly considered. Whilst there may be views of the tallest element of the new building from De Crespigny Park it would be largely screened by the existing hospital buildings to the north of the hospital campus. With this in mind and given the distance between the proposed building and residential dwellings in De Crespigny Park it is not considered that there would be an unacceptable adverse impact

on amenity.

Noise/Disturbance

150. The application was accompanied by a Noise Impact Assessment which considers the impact of plant noise. The assessment concludes that it will be possible to limit the impact of noise and disturbance from plant and equipment to prevent any adverse effect on neighbours. The council's environmental protection team has not raised an objection in this respect. Conditions have been recommended to control noise levels from plant.
151. Concerns have been raised by neighbours in this respect regarding the noise assessment for the rooftop plant and the enforceability of such conditions. These issues raised have been discussed with the Council's Environmental Health Team who have confirmed that the report is fit for purpose and adequately assess the potential impact.
152. The assessment has used criteria specified by LBS in the Technical Guidance to Noise, 2017. It has also referred to BREEAM and NHS standards for the building itself, but in terms of protection of the local community the LBS standard is appropriate. Note that it is a high standard as it requires its achievement of 10dB below background at the nearest sensitive residential façade, whereas national guidance allows for meeting the background level to demonstrate a low likelihood of adverse impact.
153. The nearest residential premises to the proposed plant is at 11 Windsor Walk and this was used for the assessment, together with internal hospital locations. 11 Windsor Walk is about 60m from the plant, whereas the dwellings in De Crespigny Park are over 100m from the proposed plant. If the standard is met at a closer location then it will be met at a more distant location as the intervening space allows for even greater attenuation.
154. The NIA used the highest noise levels produced by all the plant; i.e. the worst case scenario. This is conservative as it is unlikely to arise in practice.
155. The NIA has specified noise attenuation positions for the inlet and exhaust fans for the air handling units; acoustically treated louvres for the boiler room; boiler room soffit to be acoustically lined; and a continuous sound-attenuating screen around all chiller & condenser plant.
156. In conclusion, the NIA is acceptable and appropriate. The recommended condition made by EPT reinforces the criteria worked towards in the NIA.
157. The recommended condition would meet the statutory test of being enforceable should non-compliance occur. Furthermore, it is also possible to deal with noise nuisance under the Environmental Protection Act.
158. Finally, the proposed roof terraces would be located far enough away from

the nearest residential dwellings to prevent any adverse impact by way of noise disturbance.

Daylight/Sunlight

159. The BRE sets out the rationale for testing the daylight impacts of new development through various tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.
160. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
161. In terms of sunlight all windows which face within 90 degrees of due south should be tested. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:
 - receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
 - receives less than 0.8 times its former sunlight hours during either period and
 - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.
162. This application was accompanied by a Daylight and Sunlight Assessment undertaken in accordance with the BRE Guidelines. The assessment looks at the impact of the development on residential property 11 Windsor Walk and the external amenity spaces for Lyndhurst Grove Primary School.
163. The adjacent hospital buildings were not assessed in the original report. The IOPPN and SDGP buildings comprise non-habitable office space not considered to be necessary for assessment and the Aubrey Lewis building will be replaced as part of the site-wide redevelopment. The remainder of the Windsor Walk Terrace is also owned by the Trust and is used as temporary residential accommodation for families of patients. With this in mind and taking account of the fact that the impact on 11 Windsor Walk represents a worst case scenario for that terrace, the level of assessment was considered to be acceptable.
164. Additional information was submitted to show the impact of the proposed

building upon the approved new development at Douglas Bennet House.

165. The assessments submitted with this application use VSC and NSL to analyse the daylight effects of the proposal and assess all windows facing due south for sunlight. The 2 hours of sunlight test on 1 March was used to assess the garden of 11 Windsor Walk and the school amenity spaces.

The table below show the results of the VSC Test

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>11 Windsor Walk</u>					
<u>Lower Ground Floor</u>					
Window 1	Family/Kitchen/Breakfast Room	13.6%	10.3%	3.3%	0.76
Window 2	Family/Kitchen/Breakfast Room	8.9%	8.9%	0.0%	1.0
Window 3	Family/Kitchen/Breakfast Room	30.4%	30.4%	0.0%	1.0
Window 4	Family/Kitchen/Breakfast Room	17.5%	17.5%	0.0%	1.0
Window 5	Utility Room	3.5%	3.4%	0.1%	0.97
Window 6	Utility Room	25.7%	21.5%	4.2%	0.84
<u>Ground Floor</u>					
Window 7	Social/Hobby Room	16.5%	13.4%	3.1%	0.81
Window 8	Unknown	4.9%	4.8%	0.1%	0.98
Window 9	Bathroom/WC	27.3%	23.3%	4.0%	0.85
<u>First Floor</u>					
Window 10	Bedroom	26.7%	23.7%	3.0%	0.89
Window 11	Bathroom/WC	6.9%	6.8%	0.1%	0.99
Window 12	Bathroom/WC	29.2%	25.3%	3.9%	0.87
Window 13	Staircase	31.7%	28.5%	3.2%	0.9
<u>Second Floor</u>					
Window 14	Staircase	91.7%	91.2%	0.5%	0.99
Window 15	Bedroom	30.5%	27.5%	3.0%	0.9

The table below shows the result of the Daylight Distribution Test

Reference	Use Class	Daylight Distribution			
		Before	After	Loss	Ratio
<u>11 Windsor Walk</u>					
<u>Lower Ground Floor</u>					
Windows 1 to 4	Family/Kitchen/Breakfast Room	86%	84%	2.0%	0.98
Windows 5 & 6	Utility Room	94%	63%	31.0%	0.67
<u>Ground Floor</u>					
Window 7	Social/Hobby Room	78%	69%	9.0%	0.88
Window 8	Unknown	30%	30%	0.0%	1.0
Window 9	Bathroom/WC	93%	93%	0.0%	1.0
<u>First Floor</u>					
Window 10	Bedroom	87%	86%	1.0%	0.99
Windows 11 & 12	Bathroom/WC	97%	93%	4.0%	0.96
Window 13	Staircase	95%	95%	0.0%	1.0
Window 13	Staircase	78%	78%	0.0%	1.0
<u>Second Floor</u>					
Window 14	Staircase	69%	69%	0.0%	1.0
Window 15	Bedroom	90%	83%	7.0%	0.92

The table below shows the results of the Sunlight Test

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>11 Windsor Walk</u>									
<u>Lower Ground Floor</u>									
Window 2	Family/Kitchen/Breakfast Room	24%	24%	0%	1.0	9%	9%	0%	1
Window 3	Family/Kitchen/Breakfast Room	65%	65%	0%	1.0	23%	23%	0%	1
Window 4	Family/Kitchen/Breakfast Room	44%	44%	0%	1.0	19%	19%	0%	1
Window 5	Utility Room	0%	0%	0%	1.0	0%	0%	0%	1
<u>Ground Floor</u>									
Window 8	Unknown	0%	0%	0%	1.0	0%	0%	0%	1
<u>First Floor</u>									
Window 11	Bathroom/WC	0%	0%	0%	1.0	0%	0%	0%	1
<u>Second Floor</u>									
Window 14	Staircase	82%	82%	0%	1.0	23%	23%	0%	1

166. In summary, the original assessment concludes that the proposed development would have a low impact on the light receivable by its neighbouring properties. The garden of No.11 Windsor Walk and the amenity spaces serving the school would meet the BRE recommendations.
167. When using VSC, there is a window in No.11 Windsor Walk which would not pass the BRE numerical tests (ratio of 0.76 - against the BRE target of 0.8) but this window is situated adjacent to a projecting wing. The BRE guide explains that one way to demonstrate that the wing is the main factor in loss of light is to carry out an additional calculation without this existing obstruction in place. In this instance, the window passes the test using the additional calculation with the existing obstruction removed. This demonstrates that the development is a modest obstruction in this respect and it is the presence of the wing, rather than the size of the new obstruction, which causes an unavoidable reduction in daylight to this particular window. All rooms with a requirement for daylight pass the daylight distribution test.
168. The additional assessment for DBH assesses the impact upon the windows above ground floor level where there are wards. In terms of daylight distribution tests the assessment identifies 10 windows that would fall below the recommended BRE daylight levels. However, only two of these windows serve living room areas, the remaining windows serve bedrooms. All windows would meet BRE sunlight tests once the new building is in place.
169. Overall the assessment demonstrates that there will be an impact upon daylight for some of the rooms within the recently approved and partially constructed DBH. However, DBH is a hospital facility not a domestic dwelling, only 2 living areas would be adversely affected. With this in mind and given that harm would not arise to any permanent residential dwellings the level of harm that would arise in this respect is not considered to be so significant as to warrant refusal of this application. Furthermore a balance must be struck between the public benefits of the scheme and the harm that may arise to surrounding occupiers. This development would deliver high quality public health facilities, the new building would make a positive contribution the streetscene and character of the area as well as delivering enhanced public realm. On balance, the level of harm likely to arise in respect of daylight to users of DBH is not considered to outweigh the benefits of the proposal.

Energy and sustainability

170. 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. The proposal would be expected to achieve a 35% reduction against Part L of the building regulations.
171. Reducing carbon emissions is a key priority for the New London Plan. Policy

SI2 requires all developments to be net zero carbon with a minimum onsite reduction of 35% for non residential uses of which at least 15% must be from energy efficient measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund.

172. Core Strategy Policy 13 sets out Southwark’s current adopted approach to ensuring that new developments tackle climate change, the approach is generally consistent with London Plan Adopted Policies whilst also requiring new commercial developments to meet BREEAM ‘Excellent’.
173. NSP Policy P68 reflects the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of ‘Excellent’ and include measures to reduce the effects of overheating using the cooling hierarchy. P69 reflects the London Plan approach of ‘lean, green and clean’ Policy P69 requires non-residential buildings to be zero carbon with an onsite reduction of at least 40%, any shortfall can be addressed by way a contribution towards the carbon offset fund. This policy is not yet adopted but clearly indicates the direction of travel and strong commitment that Southwark has to tackling climate change.
174. In respect of energy use NPS P69 states:
- “Major development must be designed to incorporate decentralised energy in accordance with the following hierarchy:
1. Connect to an existing decentralised energy network; then
 2. Be future-proofed to connect to a planned decentralised energy network;
- or
3. Implement a site-wide low carbon communal heating system; and
 4. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented”.

175. The proposal seeks to utilise passive design solutions where possible to reduce the environmental impacts both during construction and operation. The building has been designed to optimise natural light by positioning those parts of the building which require the most daylight on the southern aspect thus reducing the need for artificial lighting. The use of deep reveals and brise soleil on the southern façade would provide passive solar shading.

176. The proposed measures to reduce energy are:-

 - Passive architectural design
 - Heating to be provided by 95% efficient gas boilers
 - Energy efficient cooling plant
 - Heating, cooling and lighting controls
 - Mixed mode ventilation
 - It is proposed to provide a CHP on site together with PV panels.

177. Energy and Sustainability Assessments based on the current adopted planning policy were submitted. In response to the GLA Stage 1 comments further energy information was submitted to justify the approach taken in terms of using CHP rather than ASHP.
178. As part of the justification the applicant submitted a carbon offset comparison. The table below shows that the CHP would have a higher carbon saving than ASHP as well as scoring a higher BREEAM credit.

Carbon off set comparison of Gas boiler CHP and ASHP

	Annual shortfall Tonnes CO2/annum			
	SAP 2012		SAP 10	
	GAS CHP	ASHP	GAS CHP	ASHP
TER (GREEN)	40.8	40.7		
BER (GREEN)	32.3	34.1		
Cumulative savings	21%	11%	16%	10%
BREEAM credits	5	4	5	4
Total target saving	138	138	67	67
ANNUAL SHORTFALL (tonnes CO2)	56	73	46	48
Cash in-lieu contribution (£)	£100,618	£132,101	£83,670	£86,442

179. In respect of ASHP, the applicant has stated that using ASHP would have led to a significant increase in the generator backup and electrical infrastructure required to provide the required level of resilience a healthcare project such as this needs to operate. Due to other planning restrictions in terms of trying to obscure the plant on the roof and maximising the amount of external amenity space available to service users and staff; the change to air source heat pumps and the increase in size of this equipment would not have been feasible to accommodate.
180. Opportunities to connect to an existing or planned decentralised heating network have been explored. Whilst there are none in the vicinity at the present time, the site will be future proofed for this to take place if a network becomes available. Sufficient details to show how this will be achieved have been provided. This can be controlled as part of the s106 agreement.
181. Overall, the energy assessment asserts that the development would achieve a carbon saving of 21% on site of which 13.4% would be achieved through energy efficient measures. On this basis the proposal falls short of the adopted 35% London Plan and Southwark target and significantly short of the targets in emerging policies. However, it is intended to mitigate this shortfall by way of a carbon offset payment which would accord with current adopted policies. To this end a payment of £100,800 should be secured by way of an s106 agreement.
182. The GLA has indicated that the development should be more reflective of the policy requirements in the New London Plan rather than the adopted version. They would prefer the development to use ASHP rather than a CHP.
183. Whilst the GLA preference is noted and officers have actively encouraged the

applicants to explore ASHP, it is considered that the applicant has provided sufficient information to justify the approach taken. At this stage the New London Plan has not been adopted and therefore carries limited weight. As with the New Southwark Plan it is a material planning consideration but at the present time developments that comply with adopted policies should be considered to be acceptable.

184. The GLA has reviewed the additional information submitted to justify the proposed CHP and has concluded that whilst Micro-CHPs are not considered to be an acceptable approach generally, the justification outlining site constraints is acknowledged and accepted in this instance.
185. They have requested an updated Air Quality Assessment to cover the impacts of the proposed CHP. This will be submitted prior to the committee meeting and an appropriate update given by Officers.

BREEAM

186. Strategic policy 13 of the Core Strategy requires the development to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved which meets the policy requirement and is therefore acceptable. A condition to secure this is therefore recommended.
187. In conclusion subject to the building meeting BREEAM Excellent, being constructed in accordance with the details set out in the energy strategy, ensuring provision is made for future connection to a district CHP and mitigating the impact of the shortfall in terms of onsite carbon reduction, the proposal is considered to be acceptable.

Ecology and biodiversity

184. The protection and enhancement of opportunities for biodiversity is a material planning consideration. Development plan policies require applicants to demonstrate that new development proposals would not result in any harm to protected species of wildlife habitats.
185. This application was accompanied by an Ecology Assessment which identified the potential for nesting birds and bats. Consequently further surveys were undertaken in May and June 2020. The results of those surveys conclude that there are no nesting birds or bats present on the site.
186. The ecology assessment concludes that there are no habitats on site for any other protected species.
187. The surveys have been analysed by the Councils Ecologist who raises no objection to the proposal.

188. As part of the landscaping strategy it is proposed to incorporate wildflower planting on the terraces to enhance biodiversity opportunities as well as installing bird and bat boxes. This can be controlled by conditions.

Air quality

189. A key priority for both the adopted and draft London Plans is to tackle poor air quality. This is reinforced in Southwark's development plan policies. Core Strategy Policy 13 requires developments to address poor air quality. NSP P64 seeks to ensure that developments achieve or exceed air quality neutral standards; and address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.
190. The site is located in an air quality management area and an air quality assessment has been submitted, which considers the air quality impacts arising from the construction and operational use of the development. The report concludes that the effects on air quality during construction and operation are considered to be negligible subject to appropriate air quality and dust monitoring taking place and the suggested mitigation being implemented.
191. The council's environmental protection team has reviewed the original submission and advised that there is no objection to the proposal subject to conditions to control construction management and continuous monitoring for dust and noise.
192. Once a revised assessment is submitted the Councils EPT Officer will provide updated comments.

Ground conditions and contamination

193. A ground investigation assessment report has been submitted by the applicant. In line with this, a condition has been recommended to ensure that if, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted.

Water resources and flood risk

194. London Plan Policy 5.12, New London Plan Policy SI 12 and NSP Policy P67 seek to ensure that new developments do not increase the risk of flooding on or offsite. Developments must properly assess the risk of flooding and include appropriate mitigation where required. There is also a requirement to enhance urban greening and sustainable surface water drainage techniques.
195. The application site is located within Flood Zone 1 and therefore a Flood Risk Assessment was submitted. The assessment concludes that the risk of flooding at the site is low.

196. In their Stage 1 Response the GLA raised concerns with regards to the proposed surface water drainage strategy. In response to this the applicant submitted additional landscaping details to enhance urban greening on the site, more detailed information about water consumption on the site and additional technical details regarding the drainage strategy.
197. Subject to the recommended conditions the Councils Drainage Officer and the GLA are now satisfied with the surface water and flood risk strategy. Furthermore, the Environment Agency does not wish to comment on this application.

Construction Impacts

198. This application was accompanied by:-
- A health and safety plan
 - Construction management plan
 - Logistics traffic management plan
 - Project control plan
 - Site waste management plans
 - Emergency response plan
 - Environmental management plan
199. The documents outline a construction commencement date of late 2020 and potential completion date of 2023. The documents outline the temporary works required to the existing highway network to facilitate the proposal, logistics for pedestrian and traffic movement, environmental controls to be implemented, site safety and security measures and relevant points of contact.
200. The Councils Highways, Network Management, Transport and Environmental Protection Teams have reviewed the relevant documents and are satisfied with the proposal in this respect subject to full compliance with the documents submitted.

Planning obligations (S.106 undertaking or agreement)

201. 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 Community Infrastructure Levy (CIL) SPD, which sets out in detail the type of development that qualifies for planning obligations.
202. In accordance with Southwark's Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, the following contributions have been agreed

with the applicant, in order to mitigate the impacts of the development

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Local economy: Construction phase jobs/ contributions	<p>20 sustained jobs to unemployed Southwark residents,</p> <p>20 short courses, and</p> <p>Five construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>The maximum Employment and Training Contribution was £96,500 (£86,000 against sustained jobs, £3,000 against short courses, and £7,500 against construction industry apprenticeships).</p>	Agreed
Local economy: Construction phase employment, skills and business support plan	An employment, skills and business support plan to be submitted	Agreed
Transport and Highways		
Highway works – s278	Construct a temporary crossover on Denmark Hill with associated signage and road markings in accordance	Agreed

	<p>to SSDM standards.</p> <p>Undertake any required alterations to the existing exits to Windsor Walk and De Crespigny Park to accommodate construction traffic in accordance to SSDM standards.</p> <p>Repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.</p> <p>The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.</p> <p>Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact</p>	
--	--	--

	Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.	
Delivery service plan bond	£9746	Agreed
Highways Contribution	2 raised tables on De Crespigny Walk out of 6 inc 2 at Grove Lane - £40,000	Agreed
Energy, Sustainability and the Environment		
Connection to (or futureproofing for connection to) district CHP	Future connection to district CHP required	Agreed
Carbon offset fund	£108,800	Agreed
Precautionary tree loss offset to be secured as a bond that can be used for tree planting across the hospital campus	CAVAT: £ 34,803.00 (1,566cm girth). BOND: £52,204.50 (CAVAT x 150%), to be used towards the re- provision of 1,566cm girth of tree planting.	Agreed
Necessary enhancements to public realm	Landscaping and delivering Parts A-B of the north-south route through the site prior to first occupation of the building and the Trust delivering Parts B-C before first occupation of the future residential scheme Securing public access through the site using the north-south route in	Agreed

	perpetuity	
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

203. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 11 November 2020 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), Policy 8.2 'Planning obligations' of the London Plan (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015).”

Mayoral and borough community infrastructure levy (CIL)

205. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. As this development is for a health facility with associated educational use it would not be CIL liable.

Community involvement and engagement

206. This application was accompanied by a Statement of Community Involvement. The documents confirms that the following public consultation was undertaken by the applicant prior to submission of the application:-
- A public exhibition was held over 3 consecutive days in February 2019. This was advertised by way of letters sent to 1,525 residents, businesses and amenity groups, an advert was placed in the local press and a dedicated webpage was set up.
 - A staff conference was held in March 2019

- A stakeholder event was held in May 2019.
207. 12 responses were received. There was positive feedback in terms of welcoming more mental health service provision, good design of the building and landscaping. Concerns raised included:-
- Impact on residential amenity for the Occupiers of No.11 Windsor Walk
208. Notwithstanding that there are no statutory requirements in relation to Community Involvement, this is considered to be an adequate effort to engage with those affected by the proposals. As part of its statutory requirements, The Local Planning Authority, sent letters to all residents, issued a press notice publicising the planning application and advertised the application on the website. Following the submission of revised plans a further re-consultation was undertaken with members of the public that had already commented on the original proposals. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
209. Full details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in Appendix 1. The responses received are summarised later in this report

Consultation responses, and how the application addresses the concerns raised

210. Six Consultation responses were received from members of the public.
- 211 Summarised below are the material planning considerations raised by members of the public. Of these 2 were in support, 3 objections and 1 neutral
212. Design Issues
- The proposed Children and Young Peoples' Centre is a building in search of a design.
 - The circular stairway at the back of the building appears to be a significant feature on plan, but is concealed internally and externally by surrounding walls. The two different radius curves on either side of the back door seem inexplicable.
 - The staircase which runs diagonally across the centre of the building from basement to second floor could potentially be the focal point of an atrium at the heart of the building, except that the spaces around the stair are irregular in shape and in places concealed behind walls and no view out at the back of the building
 - There are many internal rooms and some rooms lit only by a small light well.
 - There seems no good reason for the eastern wing of the building to be angled sharply towards the west, thus putting the front door and half of

the front elevation at an angle to the Green Campus Spine. This is the main pedestrian route across the site, and the obvious location for the front elevation of the building is alongside it, especially since there is a garden area belonging to the site on the other side of this route, which could be linked to the building's main elevation by landscape planting.

- On the plus side there are strong indications that the Ortus building has been an inspiration for some of the materials and elevations, though not always with the same attention to detail,
- The roof terraces are a welcome addition
- Out of keeping with character of area
- Over development
- Development too high - No information is given concerning sight lines to the private houses on the north side of de Crespigny Park to the proposed new building and across the site to the Salvation Army. Without full 'drawing equivalence' (showing the proposed new building in contact with existing), it is difficult to see the visual impact and overlooking, but it surely too high.

212. Comments received as a result of the amendments to the design

- The revisions to the proposed scheme in no way address the major problem with the proposal, which is that it lacks an overall, dominant, simple design vision. It needs to be calmer and less overbearing with a bold interior space and a landscape plan which connects the building to the external space which forms part of the site.

213. Officer response: the concerns have been duly considered. A full analysis of the design approach has been set out in the report. Given the constraints on the site and the specialist clinical requirements of the service users, the design is considered to be appropriate and acceptable.

214. Neighbour amenity impacts:

- Close to adjoining properties
- Noise nuisance - a big concern will be the noise levels from chillers on the new roof. The existing chillers on the roof of the main IoP building fronting onto de Crespigny Park make a very loud noise nuisance at night especially, and can be heard all over the area. If the projected noise levels in the Acoustic Survey attached to the current application are based on the existing background levels, then there'll be even more noise. I am most concerned that the plant on the proposed new building will add to and exacerbate the noise levels.
- The acoustic survey amongst the documents submitted by the applicant seems to be based on the ambient noise levels from measurements taken mostly (only?) on the south side of the site, not on our north side. It does not take into account the reflection of noise from the IoP chillers which are completely unprotected on that side, which would bounce back from the new high building into our street.
- Finally we do not know when the measurements of existing ambient

noise in the survey were taken: if not during the hot weather when they are at full power (they are far less noisy in winter), then the true measurements would be much higher. The survey is not clear to the layman, but it must be true that if the LoP chillers are not screened on their south side too (as they should have been under the conditions of granting 97/AP/1084) then the noise we suffer from will be greatly increased.

215. Officer response: the concerns have been duly considered. The noise assessment has been discussed with the Council's EPT and is considered to be fit for purpose. The assessment has used criteria specified by LBS in the Technical Guidance to Noise, 2017. It has also referred to BREEAM and NHS standards for the building itself, but in terms of protection of the local community the LBS standard is appropriate. Note that it is a high standard as it requires its achievement of 10dB below background at the nearest sensitive residential façade, whereas national guidance allows for meeting the background level to demonstrate a low likelihood of adverse impact.
216. The nearest residential premises to the proposed plant is at 11 Windsor Walk and this was used for the assessment, together with internal hospital locations. 11 Windsor Walk is about 60m from the plant, whereas the dwellings in De Crespigny Park are over 100m from the proposed plant. If the standard is met at a closer location where the background noise is lower then it will be met at a more distant location as the intervening space allows for even greater attenuation.
217. The NIA used the highest noise levels produced by all the plant; i.e. the worst case scenario. This is conservative as it is unlikely to arise in practice. As such the Council's EPT are satisfied that even in a worst case scenario noise nuisance is unlikely to occur.
218. The recommended condition would meet the statutory test of being enforceable should non-compliance occur. Furthermore, it is also possible to deal with noise nuisance under the Environmental Protection Act
219. Transport, parking, highways, deliveries and servicing matters:

- Inadequate access

Officer response: the concerns have been duly considered. A full analysis of the transport and traffic impact has been set out in the report.

220. Ecology and biodiversity:

- This will affect local ecology

Officer response: the concerns have been duly considered. An ecological assessment, bird and bat surveys were submitted and the Council's Ecologist is satisfied with the proposed mitigation.

221. Supporting comments

- This is an exciting opportunity to improve the services provided by South London & Maudsley NHS Foundation Trust to the children and young people living in my Croydon South constituency, and across the whole South London area which the Trust serves.
- Children's mental health has never been more important with the psychological impact of Covid-19 and the UK lockdown having a huge impact on children. Many will be suffering anxiety and depression and I welcome this opportunity for the development of the Pears Maudsley Centre to offer care and support for thousands of children.
- The new Centre will play a key role in improving awareness of mental health and promoting good mental health in children and young people.

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

Consultation responses from internal and divisional consultees

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

224. Environmental Protection Team:

- No objection subject to recommended conditions in respect of noise and air pollution and land contamination.

Officer response to issue(s) raised: Conditions recommended

225. Local Economy Team:

- The size of the Pears Maudsley development, which will replace the Felix Post Unit is just over 10,000sqm GEA. So in fact, the obligations end up being similar to Douglas Bennet House by our SPD:
 1. 20 sustained jobs to unemployed Southwark residents,
 2. 20 short courses, and
 3. 5 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.
 4. The maximum Employment and Training Contribution was £96,500 (£86,000 against sustained jobs, £3,000 against short courses, and £7,500 against construction industry apprenticeships).
 5. An employment, skills and business support plan

Officer response to issue(s) raised: These obligations will be controlled by way of a s106 agreement.

Flood Risk Management Team:

226. This site is located in Flood Zone 1 and appears to be at low risk of flooding from other sources; therefore, I have no objections in principle to the proposals.

227.

Whilst the site geology is predominantly clay, the Basement Impact Assessment noted that groundwater was observed at boreholes at depths of up to 3.6 m bgl, potentially within sandy horizons within the London Clay. Since the proposed basement is likely to be lower than these levels, appropriate waterproofing should be incorporated to prevent the ingress of

228. groundwater.

With regards to the proposed drainage strategy, the proposed surface water discharge rate is in excess of the estimated greenfield runoff rate for the site. However, given constraints at the site we would accept the proposals in this instance. I would therefore recommend a condition regarding surface water drainage.

Officer response to issue(s) raised:

- A condition has been set out below

229. Ecologist (initial comments):

- This application should be deferred until the bat emergence surveys have been undertaken as recommended in the ecology report.

Officer response to issue(s) raised: Further surveys were undertaken.

Ecologist (final comments):

- The Bat and Bird survey is fine.
- No other surveys are required.
- The recommendations should be incorporated.
- I would advise a minimum of 12 Swift Bricks for this development

Officer response to issue(s) raised: A condition is set out below

230. Urban Forester (initial comments):

- The Arbs Method Statement and Arbs Impact Assessment as submitted should be included as an approved plan.
- Standard Tree protection PC required for this scheme to ensure installation prior to development for any retained tree.
- Prior to commencement, a schedule of full landscaping details indicating location, number and size of species to be planted is required. We will need to amend the wording slightly to depict total cm girth for replacement.

- This should also depict mitigation planting for the trees to be removed, including 1 x Cat B tree 8 Cat C trees and trees forming groups totalling TBC cm girth.
 - Any shortfall to be met through a S.106 agreement for compensation towards tree planting off site, as based on a CAVAT evaluation of the tree stock. Tree No(s). To be Removed: Cat B: T10, CAAt C: T1, T2, T4, T5, T6, T9, G11 T13, part of G14, T15, G16 and T17
 - We will also need to look at compliance conditions for planting and landscaping including maintenance schedules, covering 5 years post development.
231. Officer response to issue(s) raised: A CAVAT evaluation was submitted and assessed as well as further landscaping details. As a result of this it was revealed that there is a need to mitigate the impact of the loss of trees that were anticipated to be retained as part of the redevelopment of the first phase (DBH).
232. Urban Forester (final comments): The proposal is acceptable subject to a CAVAT contribution of £52,204.50 (CAVAT x 150%), to be used towards the re-provision of 1,566cm girth of tree planting and landscaping conditions.
233. Transport Policy (initial comments)
- The position of the refuse/recycling bins is unclear.
 - We have subsequently considered that this level of vehicular traffic, even when combined with the committed developments in this vicinity, would not have any noticeable adverse impact on the prevailing vehicle movements on the adjoining roads.
 - The applicant has comprehensive travel plan initiatives in place encompassing the provision of patient transport service, cycle parking facilities, 'Cycle2Work' cycle purchase scheme, public transport/cycling information, video-conferencing suites, pool cars, encouraging flexible working pattern, organising 'community cycling scheme for in-patients plus promotion of walking/cycling and car parking demand management via the introduction of visitor and staff charges.
 - The applicant has submitted a construction management plan demonstrating how the execution of this development including loading/unloading by construction vehicles would be managed. However, there are few reservations as follows:
 1. While a delivery and service management plan will be required, the applicant has not submitted any.
 2. As the analysis/data relating to the traffic accidents occurring in the vicinity of this development in the 3years from 2016 to 2018 by the applicant's consultants have indicated that most of the 67 recorded accidents including 8 serious injuries are attributed

to pedestrians/cyclist, there is the need for improved highway safety measures.

3. The submitted construction management plan is unacceptable and will thus need to be revised to show number/daily profile of deliveries, contact details of the Neighbourhood Liaison Manager, employing transport operators with a minimum of 'Silver' membership of FORS, comprehensive dust suppression measures, an undertaking to sweep the surrounding roads daily, ensuring that construction vehicles avoid residential streets as far as it is practicable, penalties in the form of turning away delivery vehicles not complying with scheduled delivery times and banning construction vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries, vehicle swept path analysis, plus a site layout plan showing, parking bay for site management vehicles and position of wheel washing equipment.
- Southwark CPZ provides adequate car parking control in this area weekdays from 0830hrs to 1830hrs. There are existing 115 'Pay & Display' car parking spaces on this site. As this development fulfils the criteria for a car-free development, it will be excluded from those eligible for car parking permits under the CPZ operating in this locality. Nonetheless, there is the concern with the lack of disabled car parking provision.
 - The applicant's consultants had undertaken an audit of the existing pedal and motor cycle parking provision on Tuesday 19 February 2019 and recorded 153 and 33 pedal and motor cycle parking spaces, separately. The applicant has proposed an additional 58 cycle parking spaces on the ground floor of this development (see Plan No. 008745-GRI-CYP-00-DR-L-XXX-0001/P08). Nevertheless, there are few concerns as follows:
 1. As the existing 153 cycle parking level plus the estimated 58 for this development combined (211) is less than the 238 calculated for 1020 staff working in this whole site, we will ask that the applicant provides proof that the proposed cycle parking provision would comply with the NLP/NSP standards.
 2. It is unclear what type of cycle rack would contain the cycle parking spaces.
 3. Disabled and cargo bike parking spaces should have been provided.

Officer response to issue(s) raised: In response to the issues raised additional information was submitted by the applicant.

Transport Policy (final comments):

There are no objections from the highway and transportation perspectives subject to any other comments from the Highways Team plus the following conditions that the applicant shall:

- Enter into S.106 agreement with the Council for contributions towards measures aimed at enhancing the highway safety of pedestrians/cyclists in this locality, exclusion of this development from those qualified for car parking permits plus delivery/service management plan bond, unrestricted pedestrian route through this site supported by the relevant plan (No. 008745-IBI-CYP-00-PL-A-100-1001/P1) and draft CMP measures.
- Submit a scheme for the provision at least 1(one) disabled car parking spaces equipped with active electric vehicle charging points
- Secure delivery of the cycle parking
- Submit a delivery and service management plan for approval.

234. Southwark Highways (initial comments)

Issues to be resolved prior to consent / subject to CMP approval

- Vehicle tracking for the largest expected vehicle entering/exiting the site both from the south and the north should be submitted for review.
- Vehicle tracking for the largest expected vehicle turning in Grove Lane from Windsor Walk should be submitted for review. This would stipulate the requirement for necessary parking suspension. The bell bollard should remain.

235. If consent is granted the developer must enter into an agreement to complete the following works:

- Construct a temporary crossover on Denmark Hill with associated signage and road markings in accordance to SSDM standards.
- Undertake any required alterations to the existing exits to Windsor Walk and De Crespigny Park to accommodate construction traffic in accordance to SSDM standards.
- Repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.
- A Construction Management Plan should be approved by the Council prior to the implementation of the development.
- The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
- Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage

gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

236. Officer response to issue(s) raised: In response to the above comments additional tracking information was submitted as well as a revised CEMP.

Southwark Highways (final comments): The plan has been approved by Network Management as part of the CMP.

237. Southwark Highways Network Management Team:

I've had a chance to read through all the attached documents and as previously discussed, we've been working closely with the developers for SLAM and Networks Rail. There's been numerous site meetings and discussions around coordination so I'm satisfied from a Network Management perspective for the condition to be discharged.

238. Network Management will continue to have meetings with the developers and monitor how their construction logistics is working throughout the duration of the project.

Their CMP is an evolving document so if the Council request changes, we'd expect the developer to amend and update their CMP.

239. Archaeologist: It is recommended, as this is part of the historic hospital, its pre WW2 development phase, this building is subject to building recording, including archive research to determine the functional changes of the building over time.

Consultation responses from external consultees

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

241. GLA (Stage 1 initial comments):

- Principle of development: The provision of modern purpose-built health facilities and replacement education facilities is supported subject to further information concerning the consolidation of the existing facilities on the site.
- Urban design: The proposed architectural approach and introduction of new public realm is strongly supported. Key details relating to architecture and materials should be secured
- Heritage: The proposal would result in less than substantial harm to the heritage assets. The harm caused to the heritage asset would be outweighed by the public benefits, namely provision of the new medical facilities, including new research and education facilities
- Transport: Further information on the how the proposal supports the

Healthy Streets indicators is required. The design of the cycle parking should be revised to accord with the LCDS. A travel plan, Delivery and Servicing Plan (DSP) and Construction Logistics Plan (CLP) should be secured by condition. Construction arrangement should be agreed with the relevant stakeholders as part of the CLP to ensure that the project can be delivered in conjunction with the delivery of the Windsor Walk scheme.

- Further information on energy, flood risk and urban greening is required

242. Officer response to issue(s) raised: Additional information was submitted in respect of existing and proposed uses on site and how these will be accommodated in the site-wide redevelopment, additional energy information and cycle parking details.

243. GLA (Stage 1 final comments): The use of a CHP is accepted in this instance, however, further information in respect of the air quality impacts is required.

TfL (initial comments)

244. Trip Generation

- It is noted that TRICS data is limited for sites of this nature, and consequently the assessment of forecasted trip rates for each mode of transport in line with policy T4 of the intend to publish London Plan is not robust. However, given the small number of trips likely to be involved especially in the context of their timing and overall demands and capacity in the area this could be accepted subject to confirmation that staff occupying the new CYP buildings are due to move from existing buildings already located on the Maudsley Hospital Site and securing the below mentioned Travel Plan.

245. Walking and Cycling

- Within the submitted transport assessment (TA), there is no reference and detail on how the proposed development supports the delivery of the Mayor's Healthy Streets approach. These details should be provided including proposed mitigation measures to improve surrounding public highway and public realm in line with Policy T2 of the ItPLP.

246. Cycle Parking

- 42 long-stay spaces are to be provided in an enclosed cycle shelter. 24 short-stay spaces are to be provided to the north and south of the CYP building. This quantum complies with the minimum standards identified in policy T5 of the intend to publish London Plan (ItPLP). It is welcomed that all cycle parking provision at this site takes the form of Sheffield stands.
- However, the proposed cycle parking arrangements do not fully accord with the London Cycling Design Standards (LCDS). Areas of non-

compliance are: The proposed Sheffield stands are spaced approximately 700mm apart where the LCDS minimum is 1000mm, with a recommendation of 1200mm. LCDS requires that a minimum of five per cent of all stands are suitable for wider/larger cycles such as cargo cycles, cycle trailers, tricycles or any of a number of variants constructed or adapted for disabled riders. It is considered that the aisle width in the cycle store is not sufficient to enable cyclists to access and exit the stores with ease. It is noted that the cycle parking will have a separate entrance, which raises concern over the security of cycle parked within, and the personal security of users who could easily be followed into these stores. The way to resolve this concern is to provide access to the cycle store through the main building. This will provide a space, which has a higher probability of passing foot traffic, for a cyclist to wait before entering the cycle store. These issues fall within the remit of TfL's and the Council's duties under Section 17 of the Crime and Disorder Act 1998 as well as being covered in general term by the LCDS.

- These points identified that the sub-standard design will have a disproportionate impact on users with the protected characteristics of age, sex and disability as defined by the Equality Act 2010. If these points are not addressed prior to determination, this impact should be specifically raised in your report to the decision maker in order to fulfil the Council's Public Sector Equality Duty as defined in the Act.

247. Car Parking

- No additional car parking spaces are to be provided as part of the proposed development.
- Details on how demand for disabled persons' parking will be monitored, and additional spaces provided should be contained within the Parking Design and Management Plan as part of the wider masterplan.
- It is encouraged that any disabled persons' parking bays that come forward at this site should have active electric vehicle charging provision, in line with Policy T6 of the ItPLP.

248. Delivery and Servicing

- Limited detail has been provided on the delivery and serving arrangements for the site, albeit it is noted that there is expected to be only four vehicles per day using the potential drop off/delivery area.
- If it is not possible to provide sufficient detail at this stage to a Delivery and Servicing Plan should be secured by condition in line with policy T4 of the ItPLP. This plan should be produced with regard to TfL guidance and demonstrate measures which reflect the Mayor's Vision Zero Approach.

249. Construction Logistics

- A Construction Management Plan (CMP) has been submitted. A detailed Construction Logistics Plan should be secured by condition in line with policy T7 of the ItPLP. This plan should be produced with

regard to TfL guidance.

- It is understood that the implementation of the Council's scheme to regenerate the Denmark Hill pedestrian routes may be taking place at the same time as the application works. As such, the applicant should engage with the relevant stakeholders to ensure that construction impact on the surrounding transport network is mitigated and the works are coordinated.
- It is also noted that as part of the construction works, the applicant is seeking to move the bus stop further up Demark Hill in order to remove congregating pedestrians from the site entrance. Further discussion with TfL on this matter is required. This should take place prior to any Construction Logistics Plan/Construction Management for this site being finalised.

250. Travel Plan

- Details of measures to promote sustainable travel have been provided in the transport assessment. These are welcomed and should be included within a Travel Plan to be secured by condition. The Travel Plan should be produced in line with TfL guidance and demonstrate targets that reflect the Mayor's strategic mode shift target and the local transport context of the site.

251. Officer response to issue(s) raised: Additional information was submitted to address the above comments.

252. TfL (final comments - summary)

- Tweaks are required to the design of the cycle parking
- A travel plan should be secured by condition
- The applicant has submitted a Healthy Streets assessment. Minor tweaks to planned routes are required. This can be addressed in the landscaping condition.

253. Officer response to issue(s) raised: These matters can be controlled by condition.

254. Environment Agency:

- Do not wish to comment on this application

255. Thames Water:

Waste Comments

- With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- Informatives are recommended
- Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure

capacity, we would not have any objection to the above planning application, based on the information provided.

256 Water Comments

- On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application.
- Informatives recommended

257. Historic England: Historic England considers that some 'less than substantial' harm would arise from the demolition of the Felix Post Unit. It will be for your Authority to weigh this harm against the public benefits of the proposal in coming to a recommendation in accordance with Paragraph 196 of the NPPF. We fully recognise that the public benefits associated with the development of a world-class care and mental health facility for children and young people will be particularly strong.

258. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

259. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

260. This response relates to designated heritage assets only. Comments on unscheduled archaeology should be sought from your Council Archaeologist

261. Officer response to issue(s) raised: The impact of the development has been fully considered by the Councils Design and Conservation Officers. Their analysis, conclusions and recommendations have been incorporated into the main body of the report above.

Metropolitan Police:

262. I can confirm that I have held a meeting with the design team dealing with this development at which the principles of Secured by Design were discussed. It is encouraging to see that the designers have considered Secured by Design, and I believe that this will result in a positive impact upon the development from a safety and security perspective. Continued liaison with a designing out crime officer will enhance this.

263. The design of the development has considered opportunity for natural surveillance, incorporates excellent lines of site and the development should 'activate' this area. These are all excellent crime prevention measures.

264. The ground floor footprint has also been designed in such a way that there are very few alcoves or secluded areas that are often crime and ASB generators. This, again, is extremely positive in relation to crime prevention.
265. The area around the site is to be landscaped as part of the planned re development. This includes several seating areas. I recommend that these seating areas be designed by having a stepped seat with different heights, angled seating areas or rails to separate a bench into individual seats for example. Planted areas should be well lit and not planted too densely. The bottom of tree canopies should be maintained to be no lower than 2m and ground planting should not be allowed to grow any higher than 1m to ensure good lines of sight across the development are maintained. Lighting in public realm areas should be designed to comply with public realm lighting standard BS 5489:2013.
266. The building has been designed with clear separation of uses, this, coupled with an appropriate access control strategy will assist in allowing service users to access the correct parts of the building without providing access to areas that they should not enter. It is critical that, in addition to this, routes out of the building are appropriately monitored and controlled so that there is not the opportunity for patients to go missing by making use of fire escape routes or stairs. This can be discussed in further detail in conjunction with an appropriate CCTV strategy as the building design progresses.
267. The reception area on the ground floor has been well designed with the ability for reception staff to retreat to a secure area should there be a threat in the reception area. I would advise that the desk be as high as is permissible to provide additional protection to reception staff. Reception staff should be provided with the ability to lock down the building from reception in the event that a threat presents itself in the area around the building. I recommend that, as part of the security strategy for the whole building, each member of staff is provided with a personal attack alarm.
268. The external cycle storage for the building users is currently situated some distance from the main entrance in an area of the development that, perhaps, is a little less active. For this reason I recommend that this cycle storage area has full CCTV coverage and that the construction of the covered area is as visually permeable as possible. This is to reduce the opportunity for offenders to steal bikes from an area that is less active and cannot easily be seen. The cycle store should be well lit for the same reasons
269. I feel that should this application proceed, it is possible for it to achieve the security requirements of Secured by Design with the guidance of SBD Commercial Developments 2015 as well as recommendations from the SE Designing Out Crime office and the correct tested, accredited and third party certificated products. The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment. As already highlighted contact with a Designing Out Crime

officer from the S.E. office is vital for the schemes' success in terms of security.

270. Officer response to issue(s) raised: A condition is recommended below.

CAAG:

271. The proposed Children and Young Peoples' Centre is a building in search of a design. It lacks an overall, dominant, simple design vision. Rather it is messy, over elaborate and confused. It looks more like a bad hotel or commercial centre than a place for the care of old people. A coherent simple design with a bold internal space is needed. There was concern that the materials proposed are not of high quality. Members were particularly unconvinced about the appropriateness of "stone textured aluminium". The materials for the curtain walling did not appear to be spelled out.
272. The circular stairway at the back of the building appears to be a significant feature on plan, but is concealed internally and externally by surrounding walls. The two different radius curves on either side of the back door seem inexplicable. The staircase that runs diagonally across the centre of the building from basement to second floor could potentially be the focal point of an atrium at the heart of the building, except that the spaces around the stair are irregular in shape and in places concealed behind walls, including at the back of the building. There are many internal rooms and some rooms lit only by a small light well. There seems no good reason for the eastern wing of the building to be angled sharply towards the west, thus putting the front door and half of the front elevation at an angle to the Green Campus Spine. This is the main pedestrian route across the site, and the obvious location for the front elevation of the building is alongside it, especially since there is a garden area belonging to the site on the other side of this route, which could be linked to the building's main elevation by landscape planting.
273. On the plus side there are strong indications that the Ortus building has been an inspiration for some of the materials and elevations, though not always with the same quality or attention to detail. The roof terraces are a welcome addition.
274. Officer Response: An assessment of the design is set out in the relevant section of this report. On balance, given the specialist nature of the facility, the constraints of the site and the design amendments negotiated it is considered that the proposal is now acceptable from a design perspective.

Design Review Panel (summary):

275. In conclusion, the Panel did not support the proposal, felt the proposal did not meet the pre-requisite quality required and that further refinement and simplification of its massing and materiality was needed. They felt the Masterplan required significantly more development and definition in relation

to the public spaces between buildings and the implications of height and massing across the Campus in order to give it a purpose and credibility going forward without which the scheme lacked justification.

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

Community impact and equalities assessment

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

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

279. 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.

280. 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

281. 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.
282. This application has the legitimate aim of providing a health care facility which will have a positive public benefit. 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

283. 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.
284. 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.
285. **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

Other matters

286. The application was accompanied by the following documents:-
- A Fire Strategy Report

- Basement Impact Assessment
- Structural Appraisal Report for Demolition

The above documents are considered to be sufficient to address the relevant technical matters.

The application site does not lie within a designated Archaeological Priority Area. Accordingly, no further archaeological assessment, fieldwork or conditions are required to ensure that the proposed development would not give rise to any impacts upon archaeology.

CONCLUSION

287. The proposed development would consolidate and enhance essential healthcare facilities on the site which would be a significant positive benefit for Southwark and London. The principle of redevelopment is strongly supported in accordance with existing and emerging development plan policies.
288. The proposal includes the provision of enhanced public realm by opening up safe, legible pedestrian access through the site which is a clear benefit of the scheme.
289. The design of the proposed development evolved as a result of extensive pre application discussions and post submission amendments. On balance it is considered that the height, mass, overall form, articulation, elevational treatment and the relationship to neighbouring buildings is appropriate for this location and the design is acceptable having particular regard to the specialised needs of the service users.
290. The proposal would cause less than substantial harm to heritage assets clearly outweighed by the public benefits of delivering this essential healthcare facility.
291. The transport and sustainability impacts have been properly considered and appropriately mitigated where necessary.
292. It is recognised that there would be an impact upon the amenity of neighbouring buildings by way of reduced daylight. However, the neighbouring buildings that would be affected are hospital buildings and the level of harm likely to arise in this respect would not be significant enough to justify refusal of this application when balanced against the public benefits of the scheme.

For the reasons set out in this report approval is recommended.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2419-19 Application file: 19/AP/2307 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7194 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Gemma Usher Team Leader Gemma.Usher@southwark.gov.uk	
Version	Final	
Dated	14 October 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		15 October 2020

Consultation undertaken

Site notice date: n/a.

Press notice date: 18/06/2020

Case officer site visit date: 14.10.2020

Neighbour consultation letters sent: 11/08/2020

Internal services consulted

Urban Forester
 Design and Conservation Team [Formal]
 Ecology
 Transport Policy
 Environmental Protection
 Local Economy
 Highways Development and Management
 Flood Risk Management & Urban Drainage
 Archaeology
 Transport Policy

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O

Great London Authority
 Environment Agency
 Thames Water
 Historic England

Neighbour and local groups consulted:

Research Centre 1-3 Windsor Walk
 London
 4 Windsor Walk London Southwark
 5 Windsor Walk London Southwark
 11 Windsor Walk London Southwark
 Fetal Medicine Research Institute 16-20
 Windsor Walk London
 Lyndhurst Grove Primary School Grove
 Lane London
 80 Grove Lane London Southwark
 Ortus Learning And Events Centre 82
 Grove Lane London
 16 De Crespigny Park London
 Southwark

Flat 1 121 Denmark Hill London
 The Grove Chapel Camberwell Grove
 London
 Residential Block 10 William Booth
 Memorial Training College Champion
 Park
 Flat 1 27 De Crespigny Park London
 Douglas Bennett House Maudsley
 Hospital Windsor Walk
 89 Denmark Hill London Southwark
 Apartment 1 91C Grove Lane London
 Apartment 2 91C Grove Lane London
 4 Hill Grove Court Windsor Walk London
 2 Hill Grove Court Windsor Walk London

7 Hill Grove Court Windsor Walk London
 5 Hill Grove Court Windsor Walk London
 Flat 1 Hull Court Grove Lane
 Ground Floor Block 9 William Booth
 Training College Champion Park
 85C Denmark Hill London Southwark
 Flat 6 9 De Crespigny Park London
 97E Denmark Hill London Southwark
 93C Denmark Hill London Southwark
 21 Harbord Close London Southwark
 Flat 4 123 Denmark Hill London
 Flat 8 5 De Crespigny Park London
 Block 10 Flat 7 William Booth Training
 College Champion Park
 Ground Floor Flat 34 De Crespigny Park
 London
 Flat 1 7 De Crespigny Park London
 Flat 2 Hull Court Grove Lane
 Flat 12 123 Denmark Hill London
 9 Harbord Close London Southwark
 17 Harbord Close London Southwark
 10 Harbord Close London Southwark
 Flat 9 Hull Court Grove Lane
 Flat 15 Hull Court Grove Lane
 21 De Crespigny Park London
 Southwark
 85A Denmark Hill London Southwark
 Flat 4 94 Camberwell Grove London
 Flat 7 83A Grove Lane London
 Flat 4 27 De Crespigny Park London
 Flat 7 5 De Crespigny Park London
 Flat 11 123 Denmark Hill London
 83C Denmark Hill London Southwark
 Flat 5 9 De Crespigny Park London
 Flat 4 1 De Crespigny Park London
 95B Denmark Hill London Southwark
 87A Denmark Hill London Southwark
 85B Denmark Hill London Southwark
 17 Ashworth Close London Southwark
 15 Ashworth Close London Southwark
 Flat 4 Hull Court Grove Lane
 Flat 12 Hull Court Grove Lane
 Flat 2 Grove Court Camberwell Grove
 Flat 5 83A Grove Lane London
 34 Love Walk London Southwark
 29E De Crespigny Park London
 Southwark
 23A De Crespigny Park London
 Southwark
 28 Love Walk London Southwark
 Flat 5 27 De Crespigny Park London
 Flat 2 1 De Crespigny Park London
 Flat 1 Basement Front 3 De Crespigny
 Park London
 Flat 3 123 Denmark Hill London
 93G Denmark Hill London Southwark
 82 Camberwell Grove London
 Southwark
 15 Harbord Close London Southwark
 95C Denmark Hill London Southwark
 Flat 13 Grove Court Camberwell Grove
 Block 11 Flat 9 William Booth Training
 College Champion Park
 Block 10 Flat 3 William Booth Training
 College Champion Park
 23B De Crespigny Park London
 Southwark
 Flat 2 101 Grove Lane London
 86 Camberwell Grove London
 Southwark
 4 Love Walk London Southwark
 Flat 13 Hull Court Grove Lane
 Flat 6 7 De Crespigny Park London
 95H Denmark Hill London Southwark
 95A Denmark Hill London Southwark
 Flat 6 Grove Court Camberwell Grove
 2 Ashworth Close London Southwark
 11 Ashworth Close London Southwark
 81 Grove Lane London Southwark
 1 Stone Villas 76 Camberwell Grove
 London
 Flat 4 121 Denmark Hill London
 Flat 5 123 Denmark Hill London
 Second Floor Flat 34 De Crespigny Park
 London
 Residential Block 9 William Booth
 Training College Champion Park
 Flat A 32 Love Walk London
 11 De Crespigny Park London
 Southwark
 Flat 5 7 De Crespigny Park London
 97D Denmark Hill London Southwark
 93A Denmark Hill London Southwark
 1 Ashworth Close London Southwark
 Unit 6 93 Grove Lane London
 Unit 1 93 Grove Lane London
 Flat 7 Hull Court Grove Lane
 89 Grove Lane London Southwark
 Flat 6 94 Camberwell Grove London
 Flat 1 94 Camberwell Grove London
 80 Camberwell Grove London
 Southwark
 Flat 3 101 Grove Lane London
 Block 10 Flat 4 William Booth Training

College Champion Park
 89E Denmark Hill London Southwark
 111 Denmark Hill London Southwark
 2 Love Walk London Southwark
 Flat 7 123 Denmark Hill London
 6 Grove Lane Terrace Grove Lane
 London
 27A Love Walk London Southwark
 Block 10 Flat 5 William Booth Training
 College Champion Park
 103A Grove Lane London Southwark
 Flat 2 9 De Crespigny Park London
 14 Ashworth Close London Southwark
 Flat 1 83A Grove Lane London
 3 Stone Villas 76 Camberwell Grove
 London
 Unit 11 93 Grove Lane London
 Basement Flat 19 De Crespigny Park
 London
 Flat D 25 De Crespigny Park London
 1 De Crespigny Park London Southwark
 Flat 3 31 De Crespigny Park London
 Flat 2 7 De Crespigny Park London
 97B Denmark Hill London Southwark
 95E Denmark Hill London Southwark
 6 Ashworth Close London Southwark
 Unit 7 93 Grove Lane London
 Unit 3 93 Grove Lane London
 Flat 8 Grove Court Camberwell Grove
 Flat 12 Grove Court Camberwell Grove
 Flat 8 94 Camberwell Grove London
 98 Camberwell Grove London
 Southwark
 88 Camberwell Grove London
 Southwark
 Flat 6 83A Grove Lane London
 93 Grove Lane London Southwark
 Block 11 Flat 12 William Booth Training
 College Champion Park
 Flat A 29 De Crespigny Park London
 18 Harbord Close London Southwark
 13 Harbord Close London Southwark
 1 Harbord Close London Southwark
 31 Love Walk London Southwark
 Flat 3 27 De Crespigny Park London
 Flat 1 5 De Crespigny Park London
 Flat 2 123 Denmark Hill London
 Flat 1 123 Denmark Hill London
 Unit 10 93 Grove Lane London
 Flat 16 Hull Court Grove Lane
 74 Camberwell Grove London
 Southwark
 Block 10 Flat 1 William Booth Training
 College Champion Park
 Flat 7 94 Camberwell Grove London
 3 Harbord Close London Southwark
 87 Grove Lane London Southwark
 Flat 6 5 De Crespigny Park London
 92 Camberwell Grove London
 Southwark
 Flat 6 Hull Court Grove Lane
 Flat 3 Hull Court Grove Lane
 97C Denmark Hill London Southwark
 89H Denmark Hill London Southwark
 5 Ashworth Close London Southwark
 1 Grove Lane Terrace Grove Lane
 London
 Flat 3 1 De Crespigny Park London
 Ground Floor Flat 91 Grove Lane
 London
 Ground Floor Flat 19 De Crespigny Park
 London
 Second Floor Flat 3 De Crespigny Park
 London
 Flat 4 31 De Crespigny Park London
 First Floor Flat 19 De Crespigny Park
 London
 Flat 3 7 De Crespigny Park London
 3 Ashworth Close London Southwark
 13 Ashworth Close London Southwark
 10 Ashworth Close London Southwark
 77A Grove Lane London Southwark
 Unit 2 93 Grove Lane London
 Flat 3 Grove Court Camberwell Grove
 Flat 10 Grove Court Camberwell Grove
 Flat 2 83A Grove Lane London
 Flat 9 9 De Crespigny Park London
 103B Grove Lane London Southwark
 Flat 4 101 Grove Lane London
 Block 11 Flat 10 William Booth Training
 College Champion Park
 97G Denmark Hill London Southwark
 Douglas Bennett House 12-15 Windsor
 Walk London
 12 Harbord Close London Southwark
 11 Harbord Close London Southwark
 Flat 11 121 Denmark Hill London
 3 Grove Lane Terrace Grove Lane
 London
 89D Denmark Hill London Southwark
 Flat 5 Grove Court Camberwell Grove
 89B Denmark Hill London Southwark
 87C Denmark Hill London Southwark
 First Floor Flat 91 Grove Lane London

First Floor Front Flat 3 De Crespigny
 Park London
 Aubrey Lewis House Maudsley Hospital
 Windsor Walk
 Flat 8 83A Grove Lane London
 Flat 3 83A Grove Lane London
 Flat 8 9 De Crespigny Park London
 1 Hill Grove Court Windsor Walk London
 Flat 6 123 Denmark Hill London
 13-15 De Crespigny Park London
 Southwark
 Flat 1 1 De Crespigny Park London
 105 Grove Lane London Southwark
 Ground Floor Flat B 84 Camberwell
 Grove London
 Flat G 25 De Crespigny Park London
 Flat B 25 De Crespigny Park London
 75 Grove Lane London Southwark
 Flat 11 Grove Court Camberwell Grove
 Flat 1 Grove Court Camberwell Grove
 First Floor Rear Flat 3 De Crespigny
 Park London
 Offices Adjacent Denmark Hill Railway
 Station Windsor Walk
 Flat C 25 De Crespigny Park London
 Flat D 29 De Crespigny Park London
 95D Denmark Hill London Southwark
 Flat 7 7 De Crespigny Park London
 27 Harbord Close London Southwark
 78 Camberwell Grove London
 Southwark
 Dialectical Behaviour Therapy Service
 Michael Rutter Centre Maudsley Hospital
 De Crespigny Park London
 83D Denmark Hill London Southwark
 115 Denmark Hill London Southwark
 26 Love Walk London Southwark
 Block 10 Flat 2 William Booth Training
 College Champion Park
 30 Love Walk London Southwark
 2 Grove Lane Terrace Grove Lane
 London
 Ground Floor Flat 3 De Crespigny Park
 London
 Block 11 Flat 15 William Booth Training
 College Champion Park
 Block 11 Flat 11 William Booth Training
 College Champion Park
 Block 11 Flat 13 William Booth Training
 College Champion Park
 Flat B 29 De Crespigny Park London
 4 Grove Lane Terrace Grove Lane

London
 Unit 14 93 Grove Lane London
 Flat B 5 Grove Lane Terrace Grove Lane
 Flat 4 5 De Crespigny Park London
 Flat 8 27 De Crespigny Park London
 Flat 9 123 Denmark Hill London
 Flat F 25 De Crespigny Park London
 First Floor Flat 34 De Crespigny Park
 London
 Flat E 25 De Crespigny Park London
 Ortus Maudsley Hospital Windsor Walk
 7 Grove Lane Terrace Grove Lane
 London
 Unit 13 93 Grove Lane London
 Flat A 5 Grove Lane Terrace Grove Lane
 Unit 9 93 Grove Lane London
 Unit 15 93 Grove Lane London
 Unit 12 93 Grove Lane London
 3 Love Walk London Southwark
 Unit 8 93 Grove Lane London
 Flat 1 101 Grove Lane London
 Flat 2 94 Camberwell Grove London
 7 Ashworth Close London Southwark
 83 Grove Lane London Southwark
 8 Hill Grove Court Windsor Walk London
 Flat 3 121 Denmark Hill London
 Flat B 32 Love Walk London
 16 Ashworth Close London Southwark
 Unit 2B 93 Grove Lane London
 Second Floor Flat 19 De Crespigny Park
 London
 Basement Flat 34 De Crespigny Park
 London
 113 Denmark Hill London Southwark
 5 Harbord Close London Southwark
 23 Harbord Close London Southwark
 14 Harbord Close London Southwark
 Unit 4 93 Grove Lane London
 Flat 4 9 De Crespigny Park London
 20 Harbord Close London Southwark
 Flat C 29 De Crespigny Park London
 Flat 7 9 De Crespigny Park London
 Flat 10 Hull Court Grove Lane
 Flat 3 9 De Crespigny Park London
 Flat 1 9 De Crespigny Park London
 Flat 10 9 De Crespigny Park London
 93D Denmark Hill London Southwark
 87D Denmark Hill London Southwark
 Flat 9 Grove Court Camberwell Grove
 85D Denmark Hill London Southwark
 Flat 14 Grove Court Camberwell Grove
 8 Ashworth Close London Southwark

Flat 4 Grove Court Camberwell Grove
 Flat 4 83A Grove Lane London
 Flat 10 121 Denmark Hill London
 91D Grove Lane London Southwark
 Flat 7 121 Denmark Hill London
 Flat 13 121 Denmark Hill London
 6 Hill Grove Court Windsor Walk London
 3 Hill Grove Court Windsor Walk London
 Excluding Basement 84 Camberwell
 Grove London
 101A Grove Lane London Southwark
 Residential Block 11 William Booth
 Memorial Training College Champion
 Park
 Mapother House Maudsley Hospital De
 Crespigny Park
 Assembly Hall Windsor Walk London
 Flat 2 75 Grove Lane London
 Flat 2 17 De Crespigny Park London
 Basement Flat 84 Camberwell Grove
 London
 70 Camberwell Grove London
 Southwark
 Flat 8 7 De Crespigny Park London
 Flat 2 31 De Crespigny Park London
 97F Denmark Hill London Southwark
 87B Denmark Hill London Southwark
 4 Ashworth Close London Southwark
 12 Ashworth Close London Southwark
 83C Grove Lane London Southwark
 Ronald Mcdonald House 6 Windsor Walk
 London
 96 Camberwell Grove London
 Southwark
 90 Camberwell Grove London
 Southwark
 Denmark Hill Railway Station Windsor
 Walk London
 75A Grove Lane London Southwark
 16 Windsor Walk London Southwark
 19 Harbord Close London Southwark
 16 Harbord Close London Southwark
 Flat 6 121 Denmark Hill London
 Flat 6 27 De Crespigny Park London
 Flat 2 27 De Crespigny Park London
 Flat 5 5 De Crespigny Park London
 Flat 2 5 De Crespigny Park London
 Flat A 25 De Crespigny Park London
 97A Denmark Hill London Southwark
 89G Denmark Hill London Southwark
 89F Denmark Hill London Southwark
 79 Grove Lane London Southwark
 Flat 5 Hull Court Grove Lane
 Flat 11 Hull Court Grove Lane
 96A Camberwell Grove London
 Southwark
 26 Harbord Close London Southwark
 2 Harbord Close London Southwark
 29 Love Walk London Southwark
 27 Love Walk London Southwark
 Flat 12 121 Denmark Hill London
 Flat 8 123 Denmark Hill London
 Flat 13 123 Denmark Hill London
 Flat 1 31 De Crespigny Park London
 95G Denmark Hill London Southwark
 93F Denmark Hill London Southwark
 89C Denmark Hill London Southwark
 89A Denmark Hill London Southwark
 85 Grove Lane London Southwark
 Flat 3 94 Camberwell Grove London
 72 Camberwell Grove London
 Southwark
 Block 11 Flat 16 William Booth Training
 College Champion Park
 8 Harbord Close London Southwark
 7 Harbord Close London Southwark
 6 Harbord Close London Southwark
 Flat 8 121 Denmark Hill London
 Flat 5 121 Denmark Hill London
 Flat 2 121 Denmark Hill London
 Flat 5 1 De Crespigny Park London
 Second Floor Flat 91 Grove Lane
 London
 Flat H 25 De Crespigny Park London
 Flat 4 7 De Crespigny Park London
 95F Denmark Hill London Southwark
 93E Denmark Hill London Southwark
 93B Denmark Hill London Southwark
 9 Ashworth Close London Southwark
 77 Grove Lane London Southwark
 Unit 5 93 Grove Lane London
 Flat 8 Hull Court Grove Lane
 Flat 14 Hull Court Grove Lane
 Flat 7 Grove Court Camberwell Grove
 Flat 5 94 Camberwell Grove London
 2 Stone Villas 76 Camberwell Grove
 London
 Block 11 Flat 14 William Booth Training
 College Champion Park
 Block 10 Flat 8 William Booth Training
 College Champion Park
 Block 10 Flat 6 William Booth Training
 College Champion Park
 The Phoenix Windsor Walk London

4 Harbord Close London Southwark
25 Harbord Close London Southwark
24 Harbord Close London Southwark
22 Harbord Close London Southwark
Flat 9 121 Denmark Hill London
Flat 7 27 De Crespigny Park London
Flat 3 5 De Crespigny Park London
Flat 10 123 Denmark Hill London
Flat 1 75 Grove Lane London
Flat 1 17 De Crespigny Park London
Flat 2 Basement Rear 3 De Crespigny
Park London
121 Denmark Hill London Southwark

Re-consultation:

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

Urban Forester
 Design and Conservation Team [Formal]
 Ecology
 Transport Policy
 Environmental Protection
 Highways Development and Management
 Flood Risk Management & Urban Drainage
 Archaeology
 Transport Policy

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O
 Great London Authority
 Environment Agency
 Thames Water
 Historic England

Neighbour and local groups consulted:

38 peacock street pullens buildings
 london
 87 Grove Lane, London SE5 8SN
 81A Grove Park London SE5 8LE

11 de Crespigny Park London SE5 8AB
 House of Commons London SW1A 0AA

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	see below South London and Maudsley NHS Foundation Trust	Reg. Number	20/AP/1302
Application Type	Major application	Case Number	2511-C
Recommendation	GRANT permission		

Draft of Decision Notice

planning permission is GRANTED for the following development:

Demolition of existing buildings and construction of new centre for Children and Young People to include outpatients, inpatients, school, research and clinical floorspace, associated roof terraces, cycle parking, services compound and landscaping

Felix Post Unit And Old Age Psychiatry Building Maudsley Hospital Denmark Hill
London

In accordance with application received on 6 May 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed Trees to be retained and removed 008745-GRI-CYP-00-DR-L-X
received 13/10/2020

Plans - Proposed Ground Flor landscape Plan 008745-GRI-CYP-00-DR-L-XXX-0001
Rev P10 received 28/09/2020

Plans - Proposed Ground Floor Landscape Plan Roof Terraces: General Arrangement
008745-GRI-CYP-00-DR-L-XXX-0002 Rev P5 received 13/07/2013

Plans - Proposed Proposed External Services Terrace Lighting Layout - 008745-TBA-
CYP-ZZ-DR-E-630-0002 Rev P02 received 06/05/2020

Plans - Proposed Proposed External Services Site Wide Lighting Layout - 008745-
TBA-CYP-ZZ-DR-E-630-0001 Rev P02 received 06/05/2020

Plans - Proposed Cycle and Pedestrian Route to Denmark Hill - 008745-IBI-CYP-00-
PL-A-100-1001 Rev P1 received 17/09/2020

Plans - Proposed General Arrangement - First Floor Plan 008745-IBI-CYP-01-PL-A-
200-0001 Rev P15 received 13/07/2020

Plans - Proposed Swept Path Analysis 008745-WSP-CYP-00-DR-C-569-0707 Rev
P02 received 15/09/2020

Plans - Proposed Illustrative Rendered Landscape Plan 008745-GRI-CYP-00-DR-L-
XXX-0008 Rev P2 received 13/07/2020

Plans - Proposed General Arrangement - Ground Floor Plan 008745-IBI-CYP-GF-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Second Floor Plan 008745-IBI-CYP-02-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Third Floor Plan 008745-IBI-CYP-03-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Fifth Floor Plan- 008745-IBI-CYP-05-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Sixth Floor Plan 008745-IBI-CYP-06-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Seventh Floor Plan 008745-IBI-CYP-07-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Eighth Floor Plan 008745-IBI-CYP-08-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed G.A Section - A 008745-IBI-CYP-ZZ-SE-A-200-0001 Rev P6 received 12/05/2020

Plans - Proposed North Elevation 008745-IBI-CYP-ZZ-EL-A-251-1000 Rev P6 received 06/05/2020

Plans - Proposed G.A Section - B 008745-IBI-CYP-ZZ-SE-A-200-0002 Rev P7 received 13/07/2020

Plans - Proposed East Elevation 008745-IBI-CYP-ZZ-EL-A-251-1001 Rev P7 received 13/07/2020

Plans - Proposed South Elevation 008745-IBI-CYP-ZZ-EL-A-251-1002 Rev P7 received 13/07/2020

Plans - Proposed West Elevation 008745-IBI-CYP-ZZ-EL-A-251-1003 Rev P7 received 13/07/2020

Plans - Proposed 3D External Aerial View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P2 received 13/07/2020

Plans - Proposed 3D External Main Entrance View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P2 received 13/07/2020

Plans - Proposed Existing Workshops & DBH Energy Centre Proposal 007210-IBI-DBH-XX-DR-A-100-1001 Rev P2 received 19/05/2020

Plans - Proposed Combined Energy Centre 008745-IBI-CYP-XX-DR-A-100-2000 Rev P2 received 19/05/2020

Plans - Proposed Combined Energy Centre Visual 008745-IBI-CYP-XX-DR-A-100-2001 Rev P2 received 06/05/2020

Plans - Proposed Potential Route of Future District Energy Network 008745-GRI-CYP-00-DR-L-XXX-0024 Rev P02 received

Plans - Proposed 3D External Main Entrance View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P3 received 17/08/2020

Plans - Proposed Proposed External Levels Plan 008745-GRI-CYP-00-DR-L-XXX-0006 Rev P4 received 13/07/2020

Plans - Proposed General Arrangement - Fourth Floor Plan 008745-IBI-CYP-04-PL-A-200-0001 Rev P14 received 12/10/2020

Plans - Proposed 3D External Aerial View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P3 received 17/08/2020

Plans - Proposed 3D External Back Stair Core View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P1 received 06/05/2020

Other Documents

Site location plan Plan 008745-IBI-CYP-00-DR-A-100-1000 Rev P2 received 06/05/2020

Transport assessment/statement Logistics and Traffic Management Plan Rev 04 received 17/09/2020
 Transport assessment/statement GMP Logistics Slides Rev 00 received 19/08/2020
 Document Mechanical Ventilation and Odour Control Report 008745-TBA-CYP-ZZ-RP-M-X received 06/05/2020
 Noise impact assessment 15220-NIA-01 Rev A received 06/05/2020
 Document Operational Waste Strategy received 06/05/2020
 Planning statement received 06/05/2020
 Document Project Control Plan received 06/05/2020
 Document Project Environmental Plan EMP04 FM01 Rev3 - PEP Re received 17/09/2020
 Document Site Waste management Plan EMP05 - SWMP Rev 00 - SL received 06/05/2020
 Document Site Waste Management Plan - Additional Info EMP05 - SWMP Rev 00 - SL received 19/08/2020
 Document SCI received 06/05/2020
 Document Structural Appraisal Report 008745-WSP-CYP-XX-RP-S-X received 06/05/2020
 Drainage Plan/Strategy Southwark SUDS Pro Forma received 24/08/2020
 Travel plan received 06/05/2020
 Document Sustainable Procurement Plan SPP - Rev 01 - SLaM CYP received 06/05/2020
 Document Townscape _ Visual Impact Assesemt 008745-IBI-CYP-XX-RP-L-7 received 13/08/2020
 Transport assessment/statement received 06/05/2020
 Document Timber cubic bike shelter data sheet received 17/09/2020
 Document Maudsley car parking spaces plan received 17/09/2020
 Document Urban Greening Factor 008745-GRI-CYP-00-RP-L-X received 24/08/2020
 Arboricultural statement Arboricultural Impact Assessment Revision 4 received 06/10/2020
 Air quality assessment Air Quality Assessment received 06/05/2020
 Document Basement Impact Assesent 70052117-GEO-BIA-001 received 06/05/2020
 Bat Survey Bat Survey and Breeding Bird Survey Report received 13/08/2020
 Energy statement BREEAM Lighting Assessment received 06/05/2020
 Document Luminare Schedule 008745-TBA-CYP-XX-SH-E-5 received 06/05/2020
 Construction Method Statement Construction Management PPlan 008745-IHP-CYP-ZZ-MD-W-X received 19/08/2020
 Document Community Engagement Strategy received 06/05/2020
 Daylight/Sunlight assessment Right of Light Consulting received 06/05/2020
 Daylight/Sunlight assessment Addendum Right of Light Consulting received 02/05/2020
 Design and access statement 008745-IBI-CYP-00-RP-A-XXX-0010 P01 received 01/06/2020
 Document DRP #2 North South Link Response Doc 008745-IBI-CYP-00-RP-A-X received 30/09/2020
 Document Design Review Panel #2 Response Doc 008745-IBI-CYP-00-RP-A-X received 17/08/2020
 Drainage 008745-WSP-CYP-XX-RP-C-581-0701-P01 received 06/05/2020
 Ecology assessment/Nature conservation BREEAM (2018) New Construction Non-Domestic Ecological Assessment received 06/05/2020
 Document Emergency Preparedness and Response Plan CMP11 FM01 / SLaM 17020 received 19/08/2020
 Energy statement Response to GLA Energy memo comments 2020 008745-TBA-

CYP-ZZ-RP-M-X received 08/10/2020
 Energy statement 008745-TBA-CYP-ZZ-RP-Z-XXX-0001-P03 received 06/05/2020
 Document Engagement Energy Strategy received 06/05/2020
 Document Fire Strategy Report TS191757-R01-ISSUE 02 received 19/08/2020
 Flood risk assessment 008745-WSP-CYP-XX-RP-C-5 received 06/05/2020
 Ground Investigation Report 16302/WSP/HGT/0000/RE/GE received 06/05/2020
 Document Health _ Safety Plan 008745-IHP-CYP-ZZ-MD-W-X received 06/05/2020
 Document Healthy Streets Assessment 008745-IBI-CYP-00-RP-A-X received 21/09/2020
 Heritage statement Heritage Collective received 06/05/2020
 Document Community Engagement Strategy Rev 00 - SLaM CYP Rev 2 received 19/08/2020
 Landscaping and open space statement 008745-GRI-CYP-00-RP-L-X received 06/05/2020

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:

Reason:

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

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

3. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. 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. "Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of building recording of the buildings to be demolished, (the Felix Post Units and Workshops) and submit a report in writing to the Local Planning Authority. The report shall follow the guidance set out in the document "Understanding Historic Buildings. A Guide to Good Recording Practice" by Historic England 2016 to level 3 as a minimum. The document shall be submitted and agreed in writing by the Local Planning Authority, after which a copy shall be submitted by the applicant or their agents to the Southwark Local History Library and Archive"

Reason:

In order that the existing building, which is within the Camberwell Grove conservation area and forms part of the historic development of the Maudsley Hospital estate is recorded and the significance understood for future use in accordance with chapter 16 of the National Planning Policy Framework "Conserving and Enhancing the Historic Environment", Southwark's Core Strategy Policy 12 Design and Conservation, saved Southwark Plan Policies 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas 2007

Permission is subject to the following Grade Condition(s)

5. Prior to the commencement of any above grade works 1:5 or 1:10 section detail drawings and 1:20 elevations complete with references back to the overall design and through shall be submitted to and approved in writing by the Local Planning Authority:
- i) Typical window arrangement of the external facing material and construction, reveal, window including frames and glazing, and internal walling construction for the 1st, 2nd, 3rd and 4th and 5th floors.
 - ii) Section showing the external wall, balcony/railing or glazing, any frame and construction and depth of set back in relation to the terraces and external balcony, for each terrace including the rooftop area.
 - iii) section and elevation drawings of the screening around the plant area at 6th Floor
 - iv) section and elevation drawings for the 6th, 7th and 8th floor screening and glazing system.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & 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. 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.

7. No works (excluding demolition) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures.

The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the 'RIBA Stage 3 Drainage Strategy' prepared by WSP (ref: 008745-WSP-CYP-XX-RP-C-581-0701-P01, dated April 2020).

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy 5.13 of the London Plan (2015).

8. Prior to the commencement of any above grade works full details of the location of one disabled parking space to be fitted with electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority.

Before the first occupation of any part of the development hereby approved, the disabled car parking space approved shall be provided and be available for use by users of the premises. The facilities shall thereafter be retained and the disabled space used for no other purpose without the prior written consent of the Local Planning Authority.

Reason:

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development in order in accordance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for the Mobility Impaired) of the Southwark Plan 2007.

9. Within three months of the completion of the archaeological building recording on site, an assessment report detailing the results of the work shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the reporting, 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 2018.

10. 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.

11. Prior to above grade works commencing, material samples and sample-panels or sample-boards 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

12. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of any above grade works and shall be implemented in accordance with the approved details prior to occupation.

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 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)

13. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and/or commercial

refuse (whichever is applicable) shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities 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. Before the first occupation of any part of the development hereby approved, a Delivery and Servicing Management Plan (DSP) 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 Plan shall incorporate meaningful measures to reduce freight traffic over time, and should demonstrate accordance with Transport for London's guidance. The Plan shall also set out measures to ensure that deliveries to the loading bay are managed to eliminate any conflict with pedestrians and other non-vehicle users. It shall also confirm that associated service vehicle operators will subscribe to a 'Gold' standard FORS.

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.

15. 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.

16. The development hereby approved shall be undertaken in full accordance with the Ecological Assessments submitted as part of this application.

No less than 12 Swift 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 and all bricks shall be maintained thereafter.

Discharge of this condition will be granted on receiving the a post completion assessment 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.

Permission is subject to the following Compliance Condition(s)

17. 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.

18. Before the first occupation of any part of the development hereby approved 104 cycle storage spaces comprising
- 24 long stay spaces including 2 disabled spaces
 - 80 short stay spaces including 2 larger format spaces
 - changing, shower and toilet facilities;
- shall be provided to the specification shown within the Cycle Parking Requirement Document submitted on 28th September 2020

Thereafter, the facilities shall be retained and the space used for no other purpose.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users 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.

19. The bedrooms within the development shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax 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.

20. 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:

In order to ensure that any unexpected contamination identified during development ground works can be mitigated in accordance with Policy 5.21 of the London Plan 2016. The Environment Agency and the Environmental Protection Team should be consulted should in the discharge of this condition should any contamination be identified.

21. The submitted Construction Management Plan and the Project Environment Plan, in association with the guidance listed below, shall be fully adhered to during demolition and construction works. At least one of the continuous monitoring points shall be located with a line of sight to Lyndhurst Primary School.
- o Southwark Council's Technical Guide for Demolition & Construction 2017;
 - o Section 61 of Control of Pollution Act 1974;
 - o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with 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).

22. The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason:

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

23. 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+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

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

Informatives

- 1 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 2 Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

3 Waste Comments

The applicant is advised that with regard to SURFACE WATER drainage, if the developer follows the sequential approach to the disposal of surface water Thames Water would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the applicant require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The applicant is further advised that there are public sewers crossing or close to the development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

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

4 Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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

OPEN**MUNICIPAL YEAR 2020-21****COMMITTEE:****PLANNING COMMITTEE****NOTE:**

Original held in Constitutional Team; all amendments/queries to Tim Murtagh/Gerald Gohler, Constitutional Team, Tel: 020 7525 7187/7420

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Martin Seaton (Chair)	1	Simon Bevan (label provided)	1
Councillor Darren Merrill (Vice-Chair)	1	Colin Wilson (label provided)	1
Councillor Richard Livingstone	1	Joyce Rowe-Jones/Sandra Warren	1
Councillor Damian O'Brien	1		
Councillor Cleo Soanes	1		
Councillor Dan Whitehead	1		
Councillor Kath Whittam	1	COMMUNITY SAFETY AND ENFORCEMENT TEAM	
Councillor Bill Williams	1	Sarah Newman	1
Electronic Copies (No paper)			
Councillor Radha Burgess (Reserve)		COMMUNICATIONS TEAM	
Councillor Victor Chamberlain (Reserve)		Louise Neilan	1
Councillor Jon Hartley (Reserve)			
Councillor Nick Johnson (Reserve)		LEGAL TEAM	
Councillor James McAsh (Reserve)		Jonathan Gorst	1
Councillor Margy Newens (Reserve)			
Councillor Jason Ochere (Reserve)		CONSTITUTIONAL TEAM - Electronic Copies (No paper)	
Councillor Catherine Rose (Reserve)		Tim Murtagh/Gerald Gohler	
MEMBER OF PARLIAMENT (Paper and Electronic)		TOTAL PRINT RUN	15
Helen Hayes MP, House of Commons, London, SW1A 0AA	1		
		List Updated: 18 October 2020	