

Planning Sub-Committee A

Tuesday 17 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 Kath Whittam (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Maggie Browning
Councillor Sunil Chopra
Councillor Richard Leeming
Councillor Jane Salmon
Councillor Martin Seaton

Reserves

Councillor Anood Al-Samerai
Councillor Peter Babudu
Councillor Paul Fleming
Councillor Renata Hamvas
Councillor Victoria Olisa

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact: Beverley Olamijulo on 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 2 November 2020



Planning Sub-Committee A

Tuesday 17 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.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 13 October 2020.	

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 9
	7.1. SOUTHWARK PARK DAY CENTRE, 345 SOUTHWARK PARK ROAD, LONDON SE16 2JN	10 - 64
	7.2. CHEVRON APARTMENTS, 294-304 ST JAMES'S ROAD, LONDON SE1 5JX	65 - 141
	7.3. UNIT 7 & 8, 17-19 BLACKWATER STREET, LONDON SE22 8SD	142 - 168

Date: 2 November 2020

EXCLUSION OF PRESS AND PUBLIC

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

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

Planning Sub-Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (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
PLEASE CONTACT:**

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Email: Constitutional.Team@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.

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.

19. 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.
20. 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.
21. 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 Sub-Committee A

MINUTES of the virtual Planning Sub-Committee A held on Tuesday 13 October 2020 at 6.30 pm

PRESENT: Councillor Kath Whittam (Chair)
Councillor Adele Morris (Vice-Chair)
Councillor Maggie Browning
Councillor Sunil Chopra
Councillor Richard Leeming
Councillor Jane Salmon
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Renata Hamvas
Councillor Victoria Mills

OFFICER SUPPORT: Margaret Foley (Senior Planning Lawyer)
Dipesh Patel (Group Manager - Major Applications)
Vendela Gambill (Senior Planning Officer)
Liam Bullen (TPO Surveyor)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were no apologies for lateness or absence.

3. CONFIRMATION OF VOTING MEMBERS

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

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair informed the meeting that item 7.2 - 62 - 64 Weston Street, London SE1 3QJ - had been withdrawn at the request of the applicant and would be brought back to a future sub-committee meeting.

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

1. Supplemental Agenda No.1 containing the provisional TPOs for items 8 and 9
2. Supplemental Agenda No.2 containing the addendum report relating to items 7.1 and the members' pack.

5. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 8 July 2020 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

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.

7.1 14 - 18 INVERTON ROAD, LONDON SE15 3DD

Planning application number: 20/AP/1016

PROPOSAL

Demolition of existing buildings (14-18 Inverton Road) and construction of a mixed use building which includes five residential houses (5 x 4-bed), one flat (1 x 2-bed) and 40sqm of A1 commercial use, with associated cycle and refuse stores.

The sub-committee heard the officer's introduction to the report and addendum report, and drew members' attention to a further amendment to the second additional condition which should read:

"Before any above grade work hereby authorised begins details for cycle spaces (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given."

Members of the sub-committee asked questions of the officers.

An objector addressed the sub-committee and answered questions put by the sub-committee.

The applicant's representative addressed the sub-committee, and answered questions put by the sub-committee.

The meeting took a screen break from 7.30pm to 7.35pm.

When the meeting returned from its break, there were no further questions for the applicant's representative.

There were no supporters living within 100 metres of the application site wishing to speak.

Councillors Renata Hamvas and Victoria Mills addressed the meeting in their capacity as ward councillors, and answered questions put by the sub-committee.

The sub-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 the conditions set out in the report and amended addendum report, and the completion of a legal agreement.
2. That in the event that a legal agreement is not signed by 31 December 2020, the director of planning be authorised to refuse planning permission, if appropriate for the following reason:

“In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation for outdoor amenity space contrary to saved policies 2.5 (Planning Obligations) The Residential Design Standards and the Section 106 Planning Obligations and Community Infrastructure Levy SPDs.”

3. That an informative be added specifying that if a change of use of the commercial space at this site is applied for in the future, this should be brought to the attention of the chair of planning committee and ward councillors.

7.2 62 - 64 WESTON STREET, LONDON SE1 3QJ

Planning application number: 17/AP/4330

PROPOSAL

Demolition of an existing single storey rear extension and construction of a single storey rear extension with mezzanine to the ground floor of the existing restaurant. Relocation of refuse storage, installation of three air conditioning units and the relocation of one air conditioning unit to the proposed lightwell.

The chair reminded the meeting that this item had been withdrawn at the request of the applicant and would be brought back to a future sub-committee meeting.

8. TREE PRESERVATION ORDER: 671 - 679 OLD KENT ROAD LONDON SE15 IJS

The meeting heard the officer's introduction to the report.

RESOLVED:

That the provisional TPO reference 597 be confirmed unamended.

9. TREE PRESERVATION ORDER: 147 CAMBERWELL NEW ROAD, LONDON SE5 0HB

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

RESOLVED:

That the provisional TPO reference 596 be confirmed unamended.

The meeting ended at 8.40 pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 17 November 2020	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

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

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

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

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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

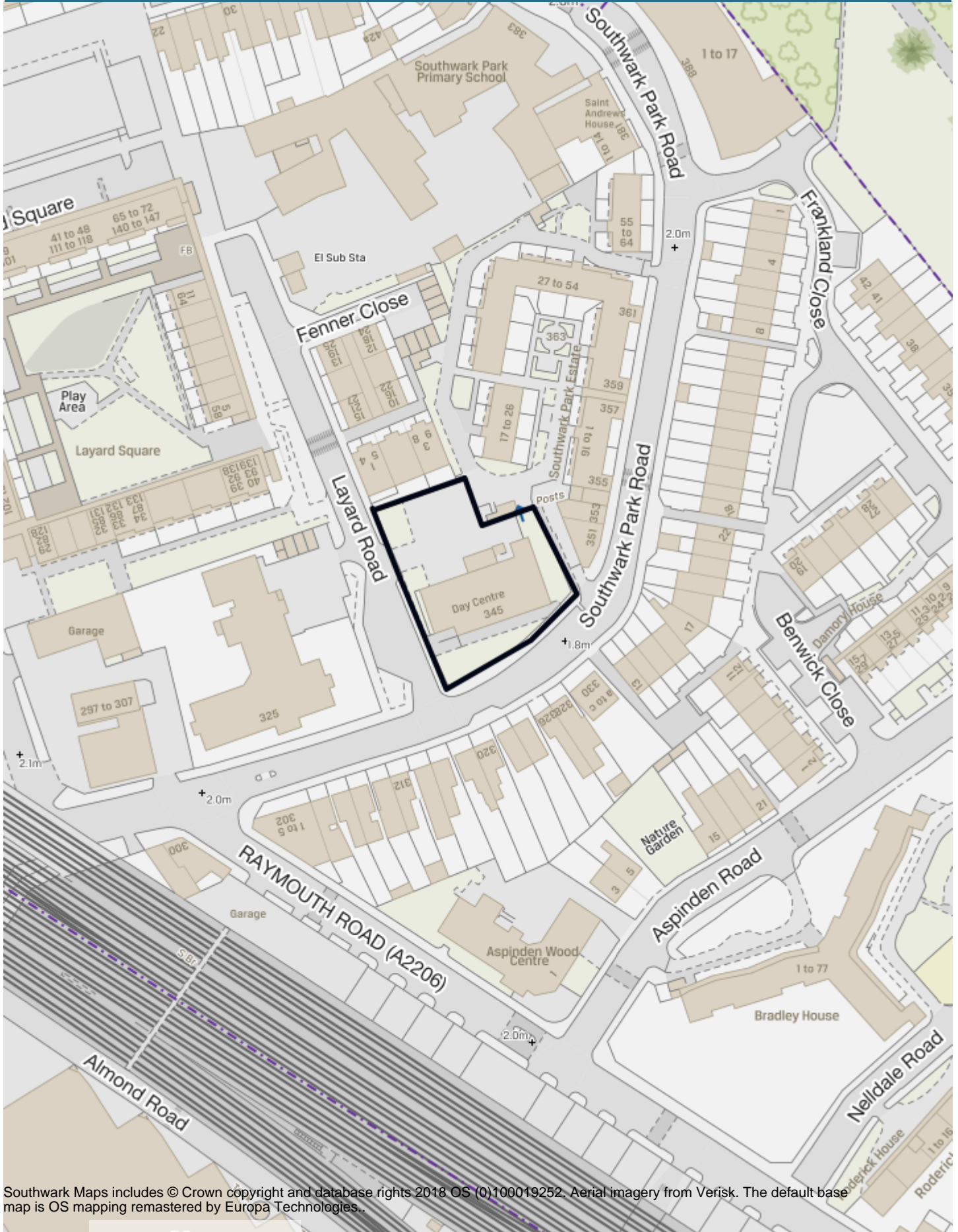
AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	2 November 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		2 November 2020

Agenda Item 7.1



Southwark Park Day Centre, 345 Southwark Park Road
London SE16 2JN



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Scale = 1:100 000 000 000

30-Oct-2020

CONTENTS

RECOMMENDATION.....	3
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION.....	4
Site location and description	4
The surrounding area	4
Details of proposal	5
Planning history.....	5
KEY ISSUES FOR CONSIDERATION.....	5
Summary of main issues	5
Legal context.....	6
Planning policy	6
Consultation responses from members of the public	9
ASSESSMENT	11
Principle of the proposed development in terms of land use.....	11
Tenure mix, affordable housing and viability	12
Dwelling mix including wheelchair housing	13
Density	13
Quality of residential accommodation	13
Design, layout, heritage assets and impact on borough and London views.....	18
Transport.....	19
Landscaping, trees, outdoor amenity space and children’s play space.....	19
Impact of proposed development on amenity of adjoining occupiers and surrounding area	20
Noise and vibration	24
Energy and sustainability	24
Ecology and biodiversity	24
Air quality	25
Ground conditions and contamination.....	25
Water resources and flood risk.....	25
Planning obligations (S.106 undertaking or agreement)	26
Mayoral and borough community infrastructure levy (CIL).....	28

Community involvement and engagement	28
Consultation responses from internal and divisional consultees	28
Consultation responses from external consultees.....	29
Community impact and equalities assessment	29
Human rights implications	30
Positive and proactive statement	30
Positive and proactive engagement: summary table.....	31
Other matters	31
Conclusion	31
BACKGROUND DOCUMENTS.....	32
APPENDICES	32
AUDIT TRAIL	33

Item No. 7.1	Classification: Open	Date: 17 November 2020	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Application 20/AP/1390 for: Full Planning Application Address: SOUTHWARK PARK DAY CENTRE 345 SOUTHWARK PARK ROAD LONDON SOUTHWARK SE16 2JN Proposal: Full planning permission for the demolition of 345 Southwark Park Road and all site preparation works, for a residential-led mixed use development comprising 22 new social rent homes and 24 new private homes (containing a mix of 1, 2 and 3 bedroom apartments), associated cycle and wheelchair car parking, 340 sqm flexible ground floor office and community use floorspace (B1/D1); associated hard and soft landscaping and public realm works.		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning		
Application Start Date	20/05/2020	Application Expiry Date	19/08/2020
Earliest Decision Date	07/10/2020		

RECOMMENDATION

1. a) That the application is granted subject to conditions and the completion of a s106 agreement.
- b) In the event that the s106 agreement is not completed by the 1 February 2021 that the director of planning be authorised to refuse planning permission for the reasons set out in paragraph 93 of this report.

EXECUTIVE SUMMARY

2. The application is for a part six, part seven-storey building that would provide a flexible use (B1 office/D1 community use) at ground floor and 46 residential units above. 22 of the dwellings would be provided as affordable social rented units and 24 units for private sale.
3. The proposal would not result in any significant amenity impacts on the

surrounding properties in terms of daylight, sunlight or overlooking. In terms of the scale of the building it is considered appropriate in scale given the stand alone site on a corner with open space surrounding it. The proposal would also not result in any significant transport impacts.

Overall the proposed development would be consistent with the relevant planning policies and would help provide new homes of which a significant proportion would be affordable homes. As such subject to the imposition of conditions and the agreement of a S106 the proposal is considered acceptable and planning permission is recommended to be granted.

BACKGROUND INFORMATION

Site location and description

4. The Site measures approximately 0.2 hectares in area and it comprises of a single storey brick pitched roof building, associated soft landscaping and car parking. The existing building was previously in use as a day centre (D1). It is currently disused after being vacated in 2017 and has since been under the management of Southwark Council and The Global Guardians. The site is located on the corner of Layard Road and Southwark Park Road.

The site is located within the Urban Density Zone, Flood Risk zone 3 and is within a Air Quality Management Area. There are no heritage assets within the site boundary and there are no heritage assets in the immediate context of the site. There are however a number of very large mature street trees fronting onto Southwark Park Road.

The surrounding area

5. The surrounding area is of a mixed character, with residential properties to the north along Layard's Road and to the south there is a residential terrace along Southwark Park Road. To the east of the site is a residential care home with a petrol filling station beyond that. To the east of the site is the access road leading into the Southwark Park Road Estate which consists of 4-storey residential buildings as well as the Bede Housing association office opposite.
6. The general scale of the immediate surrounding area is buildings of 3 to 4 storeys, however further to the north, east and south of the site, taller buildings are present up to 7 stories within the nearby residential estates, however much taller buildings are proposed within the 'Biscuit Factory' development to the east of the site off of Drummond Road.
7. There are two designated assets located within 200m of the Site. The Grade II listed Southwark Park School is located 150m to the north-east and the Grade II listed park and garden Southwark Park is located just beyond.

Details of proposal

8. The proposal is for a part 7, part 6 storey residential apartment block which would provide 46 homes together with flexible ground floor office and community use floorspace (B1/D1). The proposal would provide 22 social rented units alongside 24 private dwellings.
9. The development would have residential access off of Layard Road which would lead to a shared entrance lobby for all residents with two separate commercial pedestrian access points from Southwark Park Road. The proposals include provision for 102 cycle spaces. This comprises 88 for the residential component in two separate stores accessed from Layard Road and 14 spaces for the flexible community and office use. Separate refuse stores would also be provided for the commercial and residential uses.
10. Outdoor private amenity space for the residential units would be provided to the rear and side of the proposed building at ground level and Children's playspace to the rear of the site as well. Two disabled parking spaces would be provided at the rear of the site with access off of Layard Road.

Planning history

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Tenure mix, affordable housing and viability ;
 - Dwelling mix including wheelchair housing;
 - Density;
 - Quality of residential accommodation;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Outdoor amenity space, children's playspace and public open space;
 - 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;
 - Water resources and flood risk;
 - Archaeology;
 - Planning obligations (S.106 undertaking or agreement);

13. These matters are discussed in detail in the ‘Assessment’ section of this report.

Legal context

14. 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.
15. 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

16. Section 2 – Achieving sustainable development
 Section 5 – Delivering a sufficient supply of homes
 Section 6 – Building a strong and competitive economy
 Section 7 – Ensuring the vitality of town centres
 Section 8 – Promoting healthy and safe communities
 Section 9 – Promoting sustainable transport
 Section 11 – Making efficient use of land
 Section 12 – Achieving well designed places
 Section 14 – Meeting the challenge of climate change, flooding and coastal change
 Section 15 – Conserving and enhancing the natural environment
 Section 16 – Conserving and enhancing the historic environment

London Plan 2016

17. Policy 2.9 – Inner London
 Policy 2.15 - Town Centres
 Policy 3.1 - Ensuring Equal Life Chances For All
 Policy 3.3 - Increasing housing supply
 Policy 3.5 - Quality and design of housing developments
 Policy 3.6 - Children and young people’s play and informal recreation facilities
 Policy 3.8 - Housing choice
 Policy 3.9 - Mixed and balanced communities
 Policy 3.10 - Definition of affordable housing
 Policy 3.11 - Affordable housing targets
 Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.16 - Protection and enhancement of social infrastructure
 Policy 4.2 - Offices
 Policy 4.3 - Mixed use development and offices
 Policy 4.12 - Improving Opportunities for All
 Policy 5.1 - Climate Change Mitigation

Policy 5.2 - Minimising Carbon Dioxide Emissions
 Policy 5.3 - Sustainable Design and Construction
 Policy 5.5 - Decentralised Energy Networks
 Policy 5.7 - Renewable energy
 Policy 5.9 - Overheating and Cooling
 Policy 5.10 - Urban Greening
 Policy 5.11 - Green roofs and development site environs
 Policy 5.12 - Flood risk management
 Policy 5.13 - Sustainable drainage
 Policy 5.21 - Contaminated land
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.1 - Building London's Neighbourhoods and Communities
 Policy 7.2 - An inclusive environment
 Policy 7.3 - Designing out crime
 Policy 7.4 - Local character
 Policy 7.5 - Public Realm
 Policy 7.6 - Architecture
 Policy 7.14 - 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 8.2 - Planning obligations

Core Strategy 2011

18. Strategic Policy 1 – Sustainable development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 10 – Jobs and businesses
 Strategic Policy 11 – Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

19. 1.1- Access to employment opportunities
 1.4 – Employment sites outside preferred office locations and preferred industrial locations
 2.1 – Enhancement of community facilities
 2.2 - Provision of new community facilities
 2.5 - Planning obligations
 3.2 - Protection of amenity

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

Supplementary planning documents

- 20. Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Sustainable Transport SPD (2010)
- Residential Design Standards SPD Technical Update (2015)
- Affordable housing SPD (2008 - Adopted and 2011 - Draft)
- Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)
- Development Viability SPD (2016)

Emerging planning policy

Draft New London Plan

- 21. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019. 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. 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.

New Southwark Plan

22. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.

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.

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).

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.

Consultation responses from members of the public

23. Summarised below are the material planning considerations raised by members of the public.
24. Principle of the B1/D1 use – There are a number of other empty commercial units nearby, these are not needed.
25. Transport:
- There are significant parking problems in the area, this will not be mitigated by not allowing parking permits.
 - The proposal would result in too many cars, parking is a significant problem within the area.
 - The public transport is at capacity in the area, this proposal will make things worse.

26. Design:
- The scale of the building is overbearing in the context.
 - At 7 stories the building is too tall as the adjacent buildings are 3 stories.
 - Building is much taller than all of the surrounding buildings.
 - The proposal is not sympathetic to local character.
27. Amenity
- The proposal would result in significant impacts on daylight and sunlight.
 - The submitted daylight assessment does not provide the No Sky Line analysis to assess the impacts of the proposed development in more detail. Furthermore it does not assess the impacts of the development on the amenity spaces within Southwark Park Road estate.
- Officer comment: Officers agreed with the concerns of residents in relation to the lack of information with the daylight and sunlight assessment and as such requested that further information was provided. This has been provided and will be addressed in the amenity section of the report.*
- Impact on air quality during construction.
28. Landscaping:
- Object to the removal of two mature trees fronting Southwark Park Road.
29. Other matters:
- Concerns were raised over the consultation process being undertaken during the lock down following the COVID-19 outbreak.
30. Following the submission of further information clarifying the daylight impacts, transport impacts and landscaping arrangements a further re-consultation was undertaken on 16/09/2020 and a total of seven responses were received.
31. Daylight and sunlight – Comments have been received questioning the accuracy of the submitted daylight and sunlight addendum as they note that the top floor of the property at no.326 Southwark Park have not been assessed as they are not vertical windows.
- Officer response: This response is noted and additional information was requested from the applicants to assess these windows. The results of this note that both would pass the VSC test with VSC's of over 27. Whilst it is noted that these rooms would fail the NSL test, these derogations are minor with a ratio of 0.69 of their former value. Given the high VSC result, overall it is considered that these windows would receive a good quality of daylight.*
32. A response also notes that the daylight report outlines that some rooms within the property at 326 Southwark Park Road are deeper than 5m, however again the comments outline that this is not the case.
- Officer comment: This response is noted and additional information was requested from the applicants to assess these windows. The response notes that this was a narrative error within the report rather than the calculations*

which did use the depths for the bedrooms as outlined in the objection.

33. A response also notes there are only 2 houses that are disproportionately impacted upon as a result of the development and as such these occupiers of these properties are discriminated against.
Officer comment: When assessing daylight and sunlight impacts, the BRE guidance is principally It is noted that the two properties on Southwark Park Road are impacted upon beyond the BRE guidance, however it is the officer's opinion that these windows would still receive good access to daylight when considering the location within a central London location with VSC levels in excess of 20. Furthermore, the BRE guidance is clear that it should be applied flexibly as developments do not always 100% comply with this guidance. This is covered in more detail below.
34. Overbearing Design: Comments note that they still consider the building to be overbearing in terms of scale.
Officer comment: This matter is addressed in detail in the case officer report.
35. Noise from construction: The noise would last for over 2 years during construction of the development.
Officer comment: A construction management plan condition is attached to the recommendation which will require measures to mitigate against potential construction noise.

ASSESSMENT

Principle of the proposed development in terms of land use

36. The proposal is for the redevelopment of the site for a mixed use of B1/D1 at ground floor with residential use on the upper floors. The surrounding area is generally characterised by residential uses and the existing single storey building is not an efficient use of the site, as such a residential led redevelopment of the site is acceptable on the site.
37. However, the proposal would result in the loss of the existing community floor (Class D1) if a B1 office use were to be implemented. Saved Policy 2.1 Enhancement of Community Facilities outlines that planning permission for a change of use from D class community facilities will not be granted unless:
- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or
 - ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users.
38. As noted within the submission, the previous D1 use of a day-care centre has been vacant since 2017 and has been occupied by guardians since this point.

The proposal would still potentially result in the D1 use being re-provided on site; however in the event that the site would come forward as a B1 office use, it would be lost. The submission has outlined that the previous facility was surplus to requirements and as result has been empty for some time. Furthermore there are other day-care centres close by to the site including along Drummond Road and further along Southwark Park Road.

39. With regards to a potential office use, this would also be considered acceptable given the good access to public transport and would also help increase the employment on site with the submitted details outlining that the site would potentially employ between 33 and 43 people depending on the type of B1 use.
40. Overall, the proposal would provide a much improved efficiency of the site providing new commercial/community space as well as 46 new dwellings, of which 22 would be affordable social rented homes and as such the proposed development is considered appropriate in principle.

Tenure mix, affordable housing and viability

41. The proposal would provide 22 affordable units and 24 private sale units with the following split:

Unit size	No. of Social rent	No. of intermediate (sh/ownership)	Total
1-bedroom	6 x 1bed, 2 person	N/A.	6
2-bedroom	6 x 2bed, 3person, 5 x 2bed, 3 person wheelchair units, 1 x 2bed,4person	N/A.	12
3-bedroom	4 x 3bed, 5person units.	N/A.	4
All units	22	0	22

42. In terms of the percentage of the units that are affordable, this would equate to 47.8% which would exceed the 35% requirement for affordable housing. However it is worth noting that the Mayors Housing SPG outlines that 50% of publically owned land should be provided as affordable housing across the portfolio. In this instance, it would fall slightly below this requirement, however this is as a result of providing all wheelchair accessible housing units as social rented properties. Given the significant need for accessible social rented dwellings, this is considered to be an appropriate justification in this instance. There are a number of other Council properties located nearby to the site which are providing 100% social housing and as such the overall average across the

local portfolio would exceed the 50% requirement and thus would meet the Mayors Housing guidance.

Dwelling mix including wheelchair housing

43. The proposed mix is detailed below, however in summary, in excess of 73% of units would be 2 or more bedrooms and 21.7% would be 3 or more and as such would accord with saved policy 7 'Family Homes' and as such the mix is considered acceptable.

Unit size	No. of open market	No. of social rent	No. of intermediate (sh/ownership)	Total
1-bedroom	6 (25% of all O.M)	6 (27.3% of all S.R)	0	12 (26.19% of total)
2-bedroom	12 (50% of all O.M)	12 (54.5% of all S.R)	0	24 (52.17% of total)
3-bedroom	6 (25% of all O.M)	4 (18.2% of all S.R)	0	10 (21.74% of total)
All units	24 (52.17% of total)	22 (47.83% of total)	0	46 (100%)

44. In terms of the proposed wheelchair units, the proposal would provide 5 x units all of which would be 2-bed, 3 person units. In terms of units this would equate to 10.89% and as such would exceed the required 10%.

Density

45. The application site is approximately 0.2 hectares and the proposal would provide 136 habitable rooms. As such the proposed density would be 680 habitable rooms per hectare which would be within the urban density range of 200-700 and as such the density of the proposed development is considered appropriate.

Quality of residential accommodation

46. The proposal would provide 46 new residential dwellings, all of which would generally meet the minimum space standards, both in terms of the overall dwelling sizes and individual room sizes. Of the 46 units, the vast majority of

them would be dual aspect (34 units). All single aspect units would be west facing and as such would still have good access to both daylight and sunlight. All units would have access to outdoor amenity space with a minimum of 6sqm, however the majority of them would fall slightly below the 10sqm requirement. This is not uncommon in flatted developments and all balconies would be a good size with the remainder provided as communal amenity space, which is considered acceptable.

47.

Schedule of accommodation for dwelling type 1B,2P			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES / NO)?
Lounge/dining/kitchen	30	24	Yes
Double bedroom	12	12	Yes
Bathroom	4.1	3.5	Yes
Built-in storage	2	1.5	Yes
Dwelling			
Gross Internal Floor Area	51	50	Yes
Private outdoor space	6	10	No

48.

Schedule of accommodation for dwelling type 2B, 3P			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES/NO)?
Lounge/Kitchen/Diner	28	27	Yes
Double bedroom	13	12	Yes

Single bedroom	9	7	Yes
Bathroom	4.1	3.5	Yes
Built-in storage	2	2	
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies(YES/NO)?
Gross Internal Floor Area	66	61	Yes
Private outdoor space	7	10	No

49.

Schedule of accommodation for dwelling type 2B,4P			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES/NO)?
Lounge/Kitchen/Diner	28	27	Yes
Double bedroom	13.5 (17 Inc 3.5sqm en-suite)	12	Yes
Double bedroom	12	12	Yes
Bathroom	4.5	3.5	Yes
Built-in storage	2	2	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies(YES/NO)?
Gross Internal Floor Area	76	70	Yes
Private outdoor space	7.5	10	No

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50.

Schedule of accommodation for dwelling type 2B,3P Wheelchair unit			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES/NO)?
Lounge/Kitchen/Diner	28	27	Yes
Double bedroom	17	12	Yes
Single bedroom	10	7	Yes
Bathroom	6	4.5	Yes
Built-in storage	2 (Plus wheelchair storage)	2	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies(YES/NO)?
Gross Internal Floor Area	76	75	Yes
Private outdoor space	7.5	10	No

51.

Schedule of accommodation for dwelling type 3B,5P Social			
Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES/NO)?
Lounge/Diner	21	18	Yes
Kitchen	8	8	Yes

Double bedrooms	15.8 and 12	12	Yes
Single bedroom	8.6	7	Yes
Bathroom	4.9	4.5	Yes
Built-in storage	3	2.5	
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies(YES/NO)?
Gross Internal Floor Area	92	86	Yes
Private outdoor space	11	10	Yes

52. **Schedule of accommodation for dwelling type 3B,5P private**

Room	Floor area (sq. m)	Minimum floor area requirement (sq. m)	Complies(YES/NO)?
Lounge/Kitchen/Diner	30.4	30	Yes
Double bedroom	15.8 and 12	12	Yes
Single bedroom	8.6	7	Yes
Bathroom	4.9	4.5	Yes
Built-in storage	3	2.5	Yes
Dwelling	Area (sq. m)	Minimum area requirement (sq. m)	Complies(YES/NO)?
Gross Internal Floor Area	92	86	Yes
Private outdoor space	11	10	Yes

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

53. The proposal is for a part seven, part six-storey apartment block with either offices or community use on the ground floor. Although there are equally tall buildings in the vicinity, it is accepted that this is above the prevailing three storey streetscape along Southwark Park Road. However, the building will stand on a side of the street which is relatively open. It will also be located at a corner and at a junction into the main estate behind. The site is therefore at a point of townscape significance where a higher townscape marker could be justified. This status further reinforced by proposed the community/ commercial use of the ground floors of the building, in contrast to the private residential use of the majority of buildings along the street. In addition, large mature London plane and lime trees will partially screen the upper floors of the building and help to ease it into its surroundings.
54. The form of the building, will serve to soften its impact. To this extent, the six storey element is designed to be conspicuously smaller and less bulky than the adjoining element such that proposed building will be broken down into two very distinct parts, thus mitigating the overall bulk of the building. The parts are to be staggered relative to each other and set back from the boundaries of the site to create distinct entrance spaces to the building and to allow some separation from adjacent buildings. This separation is effective with regard to both the estate buildings along Fenner Close and the adjacent Bede Community office (a three storey early Victorian with a dramatic wedged shaped corner / chamfer onto Southwark Park Road).
55. The architecture of the building will follow the classical precepts of a base, a middle and top separated by classical plat bands. The grouping of windows in elongated vertical bands will give it an almost art-deco feel. If the detailing is followed through to completion it will produce a building of some elegance. It is noted however that the balconies of the 2b3p flats over the main south entrance will be very close to one of large street trees. The plan form of these flats should be handed to avoid this conflict.
56. The placement of the building on the site leaves space for landscaping all around it. This again will help to ease the building into the street scene. The open boundaries to the main street elevation will create more active and welcoming frontages to the commercial uses. This is supported. The high 2.5m metal railing boundary treatment to the proposed car park will need careful treatment if it is not to appear utilitarian, however details of this can be secured via condition in order to ensure that a high quality treatment is provided.
57. Overall the scale and massing is considered appropriate given the corner site location and open character of the site and surrounding area. It is accepted that the proposed building is taller than the immediately adjacent buildings but is not out of character with the wider area which has buildings of similar and larger scales, particularly given the upcoming nearby developments. The detailed design is considered to be of a high quality, subject to the submission of

material samples.

Transport

58. The site has a PTAL of 3 and is located within a Controlled Parking Zone. The development is located at approximately 850 metres from Bermondsey underground station with Jubilee line services and is located 850 metres from the Thames Path. Cycle routes are available within 700 meters.
59. Vehicle access to the two disabled bays within the site are provided on Layard Road, where the existing vehicular access is and this is considered an acceptable provision given the relatively good PTAL rating. Refuse bin locations are within 10 metres of the kerb and therefore acceptable for collection from on street. In terms of other servicing, these vehicles would access the car park area by reversing in to drop off any deliveries. Given the predominant residential use, it is not expected that there would be a significant number of servicing trips, with two servicing vehicle trips per day plus one commercial refuse collection expected. The proposal is also predicted to have approximately seven vehicular trips per day which is a low number would not impact on the traffic or highway safety within the area.
60. In terms of cycle storage, there would be 88 spaces within the cycle stores for the residential use and 14 within a separate storage area for the commercial use. The number of spaces would meet the requirements of the New London Plan, the majority of the spaces are two-tier stacker with 4 Sheffield stands, however the plans do not fully show the detailed layouts for cycle storage, as such a condition is recommended for further details to be provided. The refuse storage areas are separate for both the commercial and residential uses and would provide sufficient capacity for the proposed number of flats and commercial areas.
61. In terms of car parking, the proposal is car-free with the exception of the two disabled bays provided within the site. The site is located within a Controlled Parking Zone (CPZ) and as such any future occupiers with the exception of blue badge holders would be exempt from applying for parking permits. The closest area which is not subject to parking permits is over 250m to the south of the site, south of Lynton Road and given this distance, it is not expected that there would be any overspill onto on-street parking here. Furthermore, the developer will be required to provide access to a car club bay and membership for all residents for a period of 3 years, this will be secured via the S106 agreement.

Landscaping, trees, outdoor amenity space and children's play space

62. The proposed building would result in the loss of two B category Whitebeam trees, however this is more than compensated for by the proposed new planting, so that there is no loss to amenity and an overall increase in canopy cover. The initial landscape plan is broadly acceptable, however further details

will be required in terms of the detailed planting measures. Amendments have been to move the proposed location of the playspace and outdoor amenity space to make these respective spaces more useable, this is welcomed.

63. Based on the GLA's population Yield calculator, the proposal would result in the introduction of 26.5 children within the development. As such, with a requirement of 10sqm of playspace per child, there would be a total requirement of 265sqm of playspace. A total of 102sqm has been provided on site and as such there would be a shortfall of 163sqm which would be required to be off-set via a payment in lieu. The payment would be £24,613. Given the site constraints, officers are of the view that there is a need to provide a balance to ensure that there is both generous and useable communal amenity space for the overall residents as well as children's playspace are provided on site. Furthermore, given the very close access to Southwark Park and its array of facilities, in particular to cater for older children, this is considered an appropriate on-site provision.
64. The applicants have not outlined that there would be any green roofs provided within the development, however officers are of the opinion that there is scope for some green or brown roof planting within the site and as such a condition is recommended for further details to be provided.

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

Privacy and outlook

65. A number of objectors have raised concerns about the impact of the development on surrounding properties in terms of overlooking and the subsequent impacts on the privacy of the surrounding residents. The Council's residential design standards SPD outlines that habitable windows should be 12m in distance when across a road or 21m away from existing habitable windows in other situations.
66. To the north of the site lies Fenner Close and habitable windows would be approximately 17.8m away from the closest windows within the proposed development. It is acknowledged that this distance is below the normally required 21m, however the two blocks are separated by an estate access road and car park and as such, officers are of the view that the 12m requirement for overlooking is most relevant here. As the distances would exceed this requirement officers are satisfied that there would not be any significant overlooking into this block.
67. To the east of the site lies the Bede Housing estate offices and as such these are not within a residential use. The distance from the habitable windows within the proposed development to the office building would be approximately 10.2m across the access road, however given that the use opposite is not residential it is not considered that there would be any undue overlooking as a result of the development.

68. To the northeast of the site lies the Southwark Park Road Estate, however all windows within the development would exceed 21m and be at an oblique angle and as such it is not considered that there would be any undue overlooking here. To the South of the site across, the properties on the opposite side of Southwark Road would be approximately 23m from the proposed habitable windows and as such it would significantly exceed the 12m requirement.

Daylight Impacts:

69. A daylight and sunlight report based on the BRE guidance has been provided, and the following daylight tests have been undertaken:
- Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
 - No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

Fenner Close:

70. The initially submitted daylight assessment assessed the VSC for the 33 facing windows within Fenner Close, of these, 12 windows would not meet the VSC levels within the BRE guidance. Of these windows that fail the VSC test, they would all retain relatively high VSC levels of 22.86-26.13 which does outline that the windows would still receive a decent access to daylight.
71. Nonetheless, officers agreed with comments from residents that the No Sky Line (NSL) test should have been undertaken where layouts are known and an addendum to the daylight assessment was subsequently provided. The addendum looks at 6 rooms facing the application site which had windows within, which did not meet the VSC test. Of these 6 rooms 5 would pass the NSL test, with only one bedroom failing the NSL test. This room failed marginally with 0.76 of its former value. Whilst it is accepted that there would be a noticeable impact on this room, it would still receive adequate access to daylight when considering its urban location. Furthermore, the room which is affected relates to a bedroom and as such principally used for sleeping. On balance the impacts on these properties is thus acceptable.

Bede Housing association offices:

72. The Bede office is located to the east of the site and has a number of side

windows facing the site. The BRE guidance outlines that offices are not as important in terms of daylight as residential buildings, however the applicants have tested the impact of the development on the windows here. Of the 14 windows tested here 4 would pass the BRE guidance with the remaining windows having VSCs of 17.92-20.86 remaining. Again these windows would still have a relatively good access to daylight in an urban context such as this and as such the impacts here are considered acceptable and would not impact on the usability of the office space.

314-330 Southwark Park Road

73. These properties are all located to the southern side of the proposed development on the opposite side of Southwark Park Road. All of the windows within 314-320 Southwark Park Road would pass the VSC test, all retaining VSC levels in excess of 27 or the resultant impacts would be less than 20% reduction in VSC. For the properties within 322-324 of the 36 tested, 18 would pass the VSC test with the remaining windows all receiving VSC levels of 24 which would only marginally fall below the required level of 27, as such it is not considered that there would be any significant impacts on daylight on these two properties.
74. In relation to the impacts on 326-328 Southwark Park Road, of the 10 windows tested here, all of them would very marginally fail to meet the VSC test, however VSCs would be retained between 24.02 and 26.08 and as such would still have good access to daylight. Looking to the NSL test, the submitted daylight addendum notes that of the 3 rooms within 326 Southwark Park Road, two of the 3 bedrooms would pass the NSL test with the remaining room would marginally fail with an NSL level of 0.71 of its former value.
75. Looking at no.328, the ground floor bedroom within 328A would fail to meet the NSL test as it would marginally fall below the required 0.8 of its formal value (0.75) however the room within no.328B would pass the NSL test. With regards to No 330 all but three windows would meet the VSC test, however again these would have VSC's in excess of 24. Furthermore they appear to all serve one room and overall would not see a significant loss of daylight in the room as a whole. Overall whilst there are a couple of minor digressions here it is not considered that these would be sufficient to warrant the refusal of the planning application.

13-17 Benwick Close

76. All of the windows within these properties would meet the VSC tests and would not see a significant impact in terms of daylight in that regard. The applicants were also able to obtain layouts of no's 13, 16 and 19 Benwick Close and as such were able to undertake the NSL test in which again, all rooms would meet the required standards.

Bluegrove Care Home

77. A total of 25 windows within the adjacent care home have been tested for potential daylight impacts. Of these 25, two windows would fail to meet the BRE standards, however both would retain VSC values of 18 and 19.9 and as such would still benefit from a decent access to daylight. Both windows would also relate to bedrooms for the residents within the care home which, as noted, are principally used for sleeping. Overall the impacts here are thus considered acceptable.

Sunlight Impacts

78. This is measured by the Annual Probable Sunlight Hours (APSH) test. This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.
79. In terms of the impacts on the properties within Fenner Close, all windows would receive in excess of 25% of the APSH and 5% winter sunlight and thus would pass this test. Looking at the Bluegrove Care Home, all of the windows that are located within 90 degrees of south of the development site would pass the APSH test. The only windows which would see a reduction in sunlight are located within the Bede Housing Association office, however as the windows serve an office, it is considered that these are less important and the impact on these windows in terms of sunlight would not be considered significant.

Impacts on amenity areas

80. Adjacent to the development there are some areas of green public space and gardens. In accordance with the BRE guidance, to ensure that the development does not have an adverse impact these amenity areas, 50% of that area should receive at least two hours of sunlight on 21st March. In terms of impacts from the development, all amenity areas for the properties within Fenner Close and the amenity areas for the Southwark Park Road estate would receive in excess of 2 hours of sunlight.
81. The only surrounding residential amenity areas that would not receive 2 hours of sunlight are the front gardens of the properties along Southwark Park Road, however given the northerly orientation, they already fail to receive 2 hours of sunlight and as such the proposed building would not have an impact on this. There is a small courtyard within the Bede Housing Association office which however would see an impact on the amount of sun received within its amenity area, however again, given that this is an office use, the amenity area is

generally unlikely to be used throughout the day and as such these impacts are considered acceptable.

82. Overall, the proposed building would have some impacts in terms of daylight and sunlight on the surrounding properties, however officers are of the view that these are not significant as all properties would still retain good access to daylight when considering the urban location.

Noise and vibration

83. The environmental protection team has been consulted on the application and they have reviewed the submitted noise impact assessment. Conditions are recommended in relation to internal noise levels for the dwellings, plant noise as well as a condition to ensure that sufficient insulation between the commercial and residential uses is provided.
84. Subject to a limitation on the commercial/community uses hours of operations, it is also not considered that there would be any significant impact as a result of these uses on the future occupiers of the site or the residents within the existing properties surrounding the site. This is secured by condition.

Energy and sustainability

85. The applicants have provided an energy statement which demonstrates that there would be a energy saving of 35.1% above the building regulations for the residential element of the proposal and 36.2% for the commercial element. As such this meets the minimum on site savings as required by the London Plan, however the remainder of the carbon off-set up to a 100% saving above Building regulations is required to be off-set via a financial contribution of £58,694.
86. In terms of BREEAM, The applicants have provided BREEAM pre-assessment which has outlined that the project is capable of achieving an excellent rating. The Core Strategy requires that new commercial premises should meet an excellent rating and community uses meet the very good rating. As such, it is considered that the proposal can achieve the appropriate rating as required within the Core Strategy and as such it is recommended that a condition is applied to outline how this rating will be achieved.

Ecology and biodiversity

87. The applicants have provided an ecology report and subsequent bat emergence study which has been reviewed by the Council's Ecologist. The Ecologist has outlined that there would not be any significant impacts on the ecology within the site subject to mitigation. They have outlined that conditions are required for further details to include details of bat bricks and swift bricks to be provided on site. These have been included on the recommendation.

Air quality

88. The applicants have provided an Air Quality Assessment which included an Air Quality Neutral assessment and this has been reviewed by the Councils Environmental Protection team. The submitted report finds that the site is not impacted by unacceptable air quality and that the development meets air quality neutral standards. As such the proposal is acceptable in terms of Air Quality. Some concerns have been received from residents about the short term air quality impacts during construction, and it is proposed to include a construction management plan condition to ensure that the applicants provide further details of how this can be mitigated against during the construction period.

Ground conditions and contamination

89. The applicants have provided a ground contamination survey and remediation strategy which have been reviewed by the Councils Environmental Protection team who have confirmed that the findings and remediation strategy are acceptable. They have recommended a condition that requires a verification report that the remediation strategy has been undertaken and a note that if any further contaminants are found during the site works that this would be required to be reported to EPT.

Water resources and flood risk

90. The site is located in Flood Zone 3, benefiting from River Thames flood defences, and is within a modelled breach zone anticipated in the event of a failure of the flood defences. The applicants have provided a flood risk and drainage statement which outlines that the more vulnerable (residential) uses are located on the upper floors above the modelled breach levels. On this basis, the Environment Agency has not objected to the proposed development.
91. With regards to the drainage strategy, the Councils flood and drainage team were satisfied with the proposed drainage strategy, however they requested further details of the attenuation units and details of the permeable paving that would be provided. These details were subsequently provided and there is no objection on that basis. A compliance condition is recommended to ensure that these details are adhered to during construction.

Planning obligations (S.106 undertaking or agreement)

92. The required obligations to be secured through the S106 agreement are identified with the table below.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable (social rent and intermediate) housing Provision	Deliver 22 units as affordable social rented units. The following units are to be affordable:	Agreed
Viability review	N/A.	
Wheelchair housing provision	Deliver 5 wheelchair accessible units. Then following units are to be wheelchair units: 2, 10, 18, 26, 34	Agreed
Playspace	£24,613	Agreed
Transport and Highways		
Highway works	<ul style="list-style-type: none"> o Repave the entire footway including new kerbing fronting the development on Southwark Park Road and Layard Road using materials in accordance to Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs). o Upgrade the existing vehicle crossover on Layard Road in accordance to SSDM standards. o Provide a side raised entry 	Agreed

	<p>treatment on Layard Road junction with Southwark Park Road in accordance to SSDM standards.</p> <ul style="list-style-type: none"> o Provide dropped kerbs for refuse collection. o Refresh road markings following kerb installation. o Dedicate the strip of land that will be formed between the widening of the footway and the current public highway boundary as public highway. o Repair any damages to the public highway as a result of the construction of the development. 	
Car club scheme	Provide one space nearby and free Car Club Membership (for new residents for a period of three years)	Agreed
Restriction on the release of the wheelchair parking spaces	Yes	Agreed
Parking permit restriction	Yes	Agreed
Energy, Sustainability and the Environment		
Connection to (or futureproofing for connection to) district CHP	If one becomes available.	N/A.
Carbon offset fund	£58,694	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

93. However, if in the event that the legal agreement is not completed by 01/02/2021, that the director of planning be directed to refuse planning permission on the following grounds:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain, contrary to saved policies 2.5 (Planning Obligations) and 4.4 of the Southwark Plan, policies SP6 (Homes for people on different incomes) and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011 policies 3.11 (Affordable Housing Targets) and 8.2 (Planning Obligations) of the London Plan 2016, and Sections 4. Decision-making and 5. Delivering a sufficient supply of homes of the NPPF 2019.

Mayoral and borough community infrastructure levy (CIL)

94. 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.
95. 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 to support growth. The site is located with Southwark CIL Zone 2 and thus would have a contribution of £218 per square metre.

Community involvement and engagement

96. The applicants have provided a statement of community involvement and an engagement summary in accordance with the Councils Development Charter. The documents set out the consultation undertaken with local stakeholders and public consultation undertaken with the surrounding residents.
97. In summary, they note that their engagement included holding a series of one-to-one meetings with key stakeholders to explain the proposals and to receive feedback as well as holding a three one-day public exhibitions held in January and a further two one-day exhibitions held in March 2020 to give people the opportunity to view the plans and discuss the proposals with the Applicant and the project team that was attended by approximately 20 people. The report also outlines that meetings were held with local ward Councillors. A follow up meeting was also held with Ward Councillors during the application process.

Consultation responses from internal and divisional consultees

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

99. Environmental Protection Team:
- No objections subject to conditions on noise, contamination and construction management.

Officer response to issue(s) raised: Conditions Included within the recommendation.

100. Design and Conservation Team:
- Comments included within the main body of the report.
101. Flood Risk Management Team:
- No objections, however requested further information on the drainage strategy. This has subsequently been provided and no concerns raised.
102. Ecologist:
- No objections subject to conditions on bat and bird boxes.

Consultation responses from external consultees

103. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
104. Environment Agency:
- Raised no objection to the proposal
105. Thames Water:
- Raised no objection to the proposal.
106. Metropolitan Police:
- No objections subject to the development meeting secure by design

Officer response to issue(s) raised: A condition has been included requiring further details to meet the secure by design requirements.

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

Community impact and equalities assessment

108. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
109. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
110. 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.
111. 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

112. 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.
113. This application has the legitimate aim of providing a new mixed use commercial and residential building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.
114. One objection outlines that the impacts of the proposal would have a detrimental impact of a residents in terms of mental health due to an impact on privacy. As noted within the report, the application generally meets all of the required distances to surrounding properties and as such would not result in any undue overlooking or loss of privacy.

Positive and proactive statement

115. 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.

116. 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.

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

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

Other matters

118. None identified.

Conclusion

119. Overall the proposed development would provide the welcome redevelopment of a site which is currently underused and would help provide 46 new homes, including 22 new social rented homes which would help meet the significant housing need within Southwark.

120. The principle of the proposed development is considered appropriate with the re-provision of a community space or office accommodation with residential above. Whilst it is acknowledged that the building would be larger and taller than the surrounding buildings its plot is uniquely located on an open corner site which allows for a taller building. Overall it is not considered out of context when considering the wider area and would result in a high quality design.

121. The proposal would result in some minor digressions in terms of daylight but overall would retain very good light levels within the surrounding buildings and there would not be any significant impacts in terms of overlooking or loss of privacy.

122. Furthermore, it is not considered that there would be any significant impacts on the transport network given the relatively low number of vehicular trips predicted and the fact the site lies within a CPZ and thus residents parking can be controlled through restricting access to permits.
123. To conclude the proposal would provide a much more efficient use of the site providing value new homes and as such it is recommended that planning permission is granted subject to conditions and the completion of a S106 agreement.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alexander Cameron, Team Leader	
Version	Final	
Dated	30 September 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		29 October 2020

Consultation undertaken

Site notice date: n/a.

Press notice date: 28/05/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/09/2020

Internal services consulted

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

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service (Designing O
 Thames Water
 Transport for London

Neighbour and local groups consulted:

312 Southwark Park Road London Southwark	Room 8 Aspinden Wood Centre 1 Aspinden Road
26 Southwark Park Estate 363 Southwark Park Road London	Room 19 Aspinden Wood Centre 1 Aspinden Road
10 Southwark Park Estate 363 Southwark Park Road London	Room 10 Aspinden Wood Centre 1 Aspinden Road
59 Southwark Park Estate 363 Southwark Park Road London	2 Damory House Abbeyfield Estate Abbeyfield Road London
56 Southwark Park Estate 363 Southwark Park Road London	31 Southwark Park Estate 363 Southwark Park Road London
52 Southwark Park Estate 363 Southwark Park Road London	64 Southwark Park Estate 363 Southwark Park Road London
41 Southwark Park Estate 363 Southwark Park Road London	Flat 4 302 Southwark Park Road London
Basement And Ground Floor Flat 304 Southwark Park Road London	11 Fenner Close London Southwark
Flat 1 302 Southwark Park Road London	21 Benwick Close London Southwark
	7 Southwark Park Estate 363 Southwark Park Road London

34 Southwark Park Estate 363
 Southwark Park Road London
 55 Southwark Park Estate 363
 Southwark Park Road London
 5 Aspinden Road London Southwark
 45 Southwark Park Estate 363
 Southwark Park Road London
 42 Southwark Park Estate 363
 Southwark Park Road London
 60 Layard Square London Southwark
 Store And Premises Near Garage 457
 Layard Square
 Room 11 Aspinden Wood Centre 1
 Aspinden Road
 5 Fenner Close London Southwark
 27 Fenner Close London Southwark
 1 Fenner Close London Southwark
 10 Benwick Close London Southwark
 21 Frankland Close London Southwark
 39 Layard Square London Southwark
 33 Layard Square London Southwark
 32 Layard Square London Southwark
 2 Layard Square London Southwark
 29 Southwark Park Estate 363
 Southwark Park Road London
 25 Southwark Park Estate 363
 Southwark Park Road London
 21 Southwark Park Estate 363
 Southwark Park Road London
 54 Southwark Park Estate 363
 Southwark Park Road London
 School House Southwark Park Primary
 School 383 Southwark Park Road
 326A Southwark Park Road London
 Southwark
 Room 3 Aspinden Wood Centre 1
 Aspinden Road
 Room 24 Aspinden Wood Centre 1
 Aspinden Road
 Room 12 Aspinden Wood Centre 1
 Aspinden Road
 2 Frankland Close London Southwark
 30 Layard Square London Southwark
 359 Southwark Park Road London
 Southwark
 351 Southwark Park Road London
 Southwark
 8 St Andrews House 381 Southwark
 Park Road London
 26 Frankland Close London Southwark
 353 Southwark Park Road London
 Southwark

36 Southwark Park Estate 363
 Southwark Park Road London
 3 Southwark Park Estate 363 Southwark
 Park Road London
 9 Layard Square London Southwark
 40 Layard Square London Southwark
 Room 22 Aspinden Wood Centre 1
 Aspinden Road
 10 Damory House Abbeyfield Estate
 Abbeyfield Road London
 6 Fenner Close London Southwark
 3 Fenner Close London Southwark
 10 Fenner Close London Southwark
 16 Benwick Close London Southwark
 7 Frankland Close London Southwark
 23 Frankland Close London Southwark
 20 Frankland Close London Southwark
 1 Frankland Close London Southwark
 4 Layard Square London Southwark
 8 Southwark Park Estate 363 Southwark
 Park Road London
 5 Southwark Park Estate 363 Southwark
 Park Road London
 35 Southwark Park Estate 363
 Southwark Park Road London
 2 Southwark Park Estate 363 Southwark
 Park Road London
 Room 6 Aspinden Wood Centre 1
 Aspinden Road
 Room 5 Aspinden Wood Centre 1
 Aspinden Road
 Room 1 Aspinden Wood Centre 1
 Aspinden Road
 3 Damory House Abbeyfield Estate
 Abbeyfield Road London
 1 Damory House Abbeyfield Estate
 Abbeyfield Road London
 Room 23 Aspinden Wood Centre 1
 Aspinden Road
 330C Southwark Park Road London
 Southwark
 17 Aspinden Road London Southwark
 39 Southwark Park Estate 363
 Southwark Park Road London
 32 Southwark Park Estate 363
 Southwark Park Road London
 90 Layard Square London Southwark
 58 Layard Square London Southwark
 Room 7 Aspinden Wood Centre 1
 Aspinden Road
 9 Damory House Abbeyfield Estate
 Abbeyfield Road London

27 Damory House Abbeyfield Estate
 Abbeyfield Road London
 14 Damory House Abbeyfield Estate
 Abbeyfield Road London
 19 Fenner Close London Southwark
 7 Benwick Close London Southwark
 13 Benwick Close London Southwark
 8 Frankland Close London Southwark
 4 Frankland Close London Southwark
 6 Layard Square London Southwark
 10 Layard Square London Southwark
 30 Southwark Park Estate 363
 Southwark Park Road London
 17 Southwark Park Estate 363
 Southwark Park Road London
 12 Southwark Park Estate 363
 Southwark Park Road London
 63 Southwark Park Estate 363
 Southwark Park Road London
 51 Southwark Park Estate 363
 Southwark Park Road London
 47 Southwark Park Estate 363
 Southwark Park Road London
 44 Southwark Park Estate 363
 Southwark Park Road London
 Room 17 Aspinden Wood Centre 1
 Aspinden Road
 Room 14 Aspinden Wood Centre 1
 Aspinden Road
 23 Fenner Close London Southwark
 20 Fenner Close London Southwark
 3 St Andrews House 381 Southwark
 Park Road London
 5 Frankland Close London Southwark
 29 Frankland Close London Southwark
 14 Frankland Close London Southwark
 27 Southwark Park Estate 363
 Southwark Park Road London
 1 Southwark Park Estate 363 Southwark
 Park Road London
 60 Southwark Park Estate 363
 Southwark Park Road London
 57 Southwark Park Estate 363
 Southwark Park Road London
 86 Layard Square London Southwark
 50 Southwark Park Estate 363
 Southwark Park Road London
 5 Layard Square London Southwark
 Room 4 Aspinden Wood Centre 1
 Aspinden Road
 Room 20 Aspinden Wood Centre 1
 Aspinden Road
 Room 18 Aspinden Wood Centre 1
 Aspinden Road
 4 Damory House Abbeyfield Estate
 Abbeyfield Road London
 22 Fenner Close London Southwark
 21 Fenner Close London Southwark
 9 Benwick Close London Southwark
 15 Benwick Close London Southwark
 39 Frankland Close London Southwark
 27 Frankland Close London Southwark
 19 Frankland Close London Southwark
 12 Frankland Close London Southwark
 62 Layard Square London Southwark
 306 Southwark Park Road London
 Southwark
 15 Southwark Park Estate 363
 Southwark Park Road London
 326B Southwark Park Road London
 Southwark
 300 Southwark Park Road London
 Southwark
 14 Fenner Close London Southwark
 11 Benwick Close London Southwark
 22 Frankland Close London Southwark
 17 Frankland Close London Southwark
 40 Southwark Park Estate 363
 Southwark Park Road London
 361 Southwark Park Road London
 Southwark
 48 Southwark Park Estate 363
 Southwark Park Road London
 25 Damory House Abbeyfield Estate
 Abbeyfield Road London
 18 Fenner Close London Southwark
 15 Fenner Close London Southwark
 17 Benwick Close London Southwark
 12 Benwick Close London Southwark
 3 Frankland Close London Southwark
 28 Frankland Close London Southwark
 29 Layard Square London Southwark
 11 Layard Square London Southwark
 318 Southwark Park Road London
 Southwark
 314 Southwark Park Road London
 Southwark
 3 Aspinden Road London Southwark
 Petrol Filling Station 297-307 Southwark
 Park Road London
 46 Southwark Park Estate 363
 Southwark Park Road London
 43 Southwark Park Estate 363
 Southwark Park Road London

Room 15 Aspinden Wood Centre 1
 Aspinden Road
 Millpond Old Peoples Home Southwark
 Park Road London
 Rear Of Petrol Filling Station 297-307
 Southwark Park Road
 Store Southwark Park Estate 363
 Southwark Park Road
 Room 2 Aspinden Wood Centre 1
 Aspinden Road
 35 Layard Square London Southwark
 8 Benwick Close London Southwark
 2 Benwick Close London Southwark
 16 Frankland Close London Southwark
 11 St Andrews House 381 Southwark
 Park Road London
 84 Layard Square London Southwark
 8 Damory House Abbeyfield Estate
 Abbeyfield Road London
 5 Damory House Abbeyfield Estate
 Abbeyfield Road London
 26 Damory House Abbeyfield Estate
 Abbeyfield Road London
 13 Damory House Abbeyfield Estate
 Abbeyfield Road London
 14 Benwick Close London Southwark
 5 St Andrews House 381 Southwark
 Park Road London
 310 Southwark Park Road London
 Southwark
 133 Layard Square London Southwark
 130 Layard Square London Southwark
 18 Southwark Park Estate 363
 Southwark Park Road London
 53 Southwark Park Estate 363
 Southwark Park Road London
 64 Layard Square London Southwark
 37 Layard Square London Southwark
 Room 25 Aspinden Wood Centre 1
 Aspinden Road
 7 Damory House Abbeyfield Estate
 Abbeyfield Road London
 16 Fenner Close London Southwark
 22 Benwick Close London Southwark
 1 Benwick Close London Southwark
 24 Frankland Close London Southwark
 7 St Andrews House 381 Southwark
 Park Road London
 132 Layard Square London Southwark
 8 Layard Square London Southwark
 59 Layard Square London Southwark
 38 Layard Square London Southwark
 36 Layard Square London Southwark
 1A Southwark Park Estate 363
 Southwark Park Road London
 4 Southwark Park Estate 363 Southwark
 Park Road London
 19 Southwark Park Estate 363
 Southwark Park Road London
 61 Southwark Park Estate 363
 Southwark Park Road London
 58 Southwark Park Estate 363
 Southwark Park Road London
 Flat 3 302 Southwark Park Road London
 Room 9 Aspinden Wood Centre 1
 Aspinden Road
 Room 21 Aspinden Wood Centre 1
 Aspinden Road
 17 Fenner Close London Southwark
 13 St Andrews House 381 Southwark
 Park Road London
 25 Fenner Close London Southwark
 19 Benwick Close London Southwark
 30 Frankland Close London Southwark
 33 Southwark Park Estate 363
 Southwark Park Road London
 9 Southwark Park Estate 363 Southwark
 Park Road London
 12 Raymouth Road London Southwark
 136 Layard Square London Southwark
 20 Southwark Park Estate 363
 Southwark Park Road London
 11 Southwark Park Estate 363
 Southwark Park Road London
 62 Southwark Park Estate 363
 Southwark Park Road London
 23 Damory House Abbeyfield Estate
 Abbeyfield Road London
 8 Fenner Close London Southwark
 24 Fenner Close London Southwark
 6 Benwick Close London Southwark
 13 Frankland Close London Southwark
 19 Aspinden Road London Southwark
 15 Aspinden Road London Southwark
 2 St Andrews House 381 Southwark
 Park Road London
 138 Layard Square London Southwark
 131 Layard Square London Southwark
 7 Layard Square London Southwark
 63 Layard Square London Southwark
 324 Southwark Park Road London
 Southwark
 320 Southwark Park Road London
 Southwark

6 Southwark Park Estate 363 Southwark
 Park Road London
 38 Southwark Park Estate 363
 Southwark Park Road London
 37 Southwark Park Estate 363
 Southwark Park Road London
 23 Southwark Park Estate 363
 Southwark Park Road London
 93 Layard Square London Southwark
 4 Benwick Close London Southwark
 4 Fenner Close London Southwark
 137 Layard Square London Southwark
 29 Damory House Abbeyfield Estate
 Abbeyfield Road London
 5 Benwick Close London Southwark
 18 Benwick Close London Southwark
 9 Frankland Close London Southwark
 10 St Andrews House 381 Southwark
 Park Road London
 10 Frankland Close London Southwark
 316 Southwark Park Road London
 Southwark
 16 Southwark Park Estate 363
 Southwark Park Road London
 13 Southwark Park Estate 363
 Southwark Park Road London
 31 Layard Square London Southwark
 6 Damory House Abbeyfield Estate
 Abbeyfield Road London
 28 Damory House Abbeyfield Estate
 Abbeyfield Road London
 26 Fenner Close London Southwark
 13 Fenner Close London Southwark
 3 Benwick Close London Southwark
 20 Benwick Close London Southwark
 42 Frankland Close London Southwark
 18 Frankland Close London Southwark
 15 Frankland Close London Southwark
 300A Southwark Park Road London
 Southwark
 49 Southwark Park Estate 363
 Southwark Park Road London
 22 Southwark Park Estate 363
 Southwark Park Road London
 14 Raymouth Road London Southwark
 330A Southwark Park Road London
 Southwark
 16 Raymouth Road London Southwark
 Aspinden Wood Centre 1 Aspinden
 Road London
 14 Southwark Park Estate 363
 Southwark Park Road London
 7 Fenner Close London Southwark
 325 Southwark Park Road London
 Southwark
 28 Southwark Park Estate 363
 Southwark Park Road London
 Flat A 353 Southwark Park Road London
 298 Southwark Park Road London
 Southwark
 328 Southwark Park Road London
 Southwark
 First Floor Flat 304 Southwark Park
 Road London
 21 Aspinden Road London Southwark
 2-10 Raymouth Road London Southwark
 12 St Andrews House 381 Southwark
 Park Road London
 1 St Andrews House 381 Southwark
 Park Road London
 9 St Andrews House 381 Southwark
 Park Road London
 4 St Andrews House 381 Southwark
 Park Road London
 322 Southwark Park Road London
 Southwark
 308 Southwark Park Road London
 Southwark
 24 Damory House Abbeyfield Estate
 Abbeyfield Road London
 22 Damory House Abbeyfield Estate
 Abbeyfield Road London
 330B Southwark Park Road London
 Southwark
 15 Damory House Abbeyfield Estate
 Abbeyfield Road London
 11 Damory House Abbeyfield Estate
 Abbeyfield Road London
 1 Layard Square London Southwark
 Flat C 353 Southwark Park Road London
 Flat 2 302 Southwark Park Road London
 Flat 5 302 Southwark Park Road London
 89 Layard Square London Southwark
 85 Layard Square London Southwark
 139 Layard Square London Southwark
 88 Layard Square London Southwark
 87 Layard Square London Southwark
 135 Layard Square London Southwark
 129 Layard Square London Southwark
 92 Layard Square London Southwark
 82 Layard Square London Southwark
 134 Layard Square London Southwark
 91 Layard Square London Southwark
 Flat B 353 Southwark Park Road London

83 Layard Square London Southwark
24 Southwark Park Estate 363
Southwark Park Road London
34 Layard Square London Southwark
61 Layard Square London Southwark
9 Fenner Close London Southwark
2 Fenner Close London Southwark
11 Frankland Close London Southwark
14 St Andrews House 381 Southwark
Park Road London
41 Frankland Close London Southwark
25 Frankland Close London Southwark
128 Layard Square London Southwark
Room 16 Aspinden Wood Centre 1

Aspinden Road
12 Damory House Abbeyfield Estate
Abbeyfield Road London
6 Frankland Close London Southwark
12 Fenner Close London Southwark
6 St Andrews House 381 Southwark
Park Road London
357 Southwark Park Road London
Southwark
355 Southwark Park Road London
Southwark
3 Layard Square London Southwark

Re-consultation:

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

Ecology
 Environmental Protection
 Highways Development and Management
 Urban Forester
 Transport Policy
 Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service (Designing O
 Thames Water

Neighbour and local groups:

312 Southwark Park Road London Southwark	40 Layard Square London Southwark
26 Southwark Park Estate 363 Southwark Park Road London	3 Fenner Close London Southwark
10 Southwark Park Estate 363 Southwark Park Road London	10 Fenner Close London Southwark
41 Southwark Park Estate 363 Southwark Park Road London	4 Layard Square London Southwark
Basement And Ground Floor Flat 304 Southwark Park Road London	8 Southwark Park Estate 363 Southwark Park Road London
Flat 1 302 Southwark Park Road London	5 Southwark Park Estate 363 Southwark Park Road London
7 Southwark Park Estate 363 Southwark Park Road London	35 Southwark Park Estate 363 Southwark Park Road London
55 Southwark Park Estate 363 Southwark Park Road London	39 Southwark Park Estate 363 Southwark Park Road London
5 Fenner Close London Southwark	6 Layard Square London Southwark
27 Fenner Close London Southwark	30 Southwark Park Estate 363 Southwark Park Road London
1 Fenner Close London Southwark	12 Southwark Park Estate 363 Southwark Park Road London
21 Southwark Park Estate 363 Southwark Park Road London	47 Southwark Park Estate 363 Southwark Park Road London
54 Southwark Park Estate 363 Southwark Park Road London	23 Fenner Close London Southwark
359 Southwark Park Road London Southwark	20 Fenner Close London Southwark
9 Layard Square London Southwark	60 Southwark Park Estate 363 Southwark Park Road London
	57 Southwark Park Estate 363 Southwark Park Road London

5 Layard Square London Southwark
 22 Fenner Close London Southwark
 14 Fenner Close London Southwark
 48 Southwark Park Estate 363
 Southwark Park Road London
 18 Fenner Close London Southwark
 15 Fenner Close London Southwark
 314 Southwark Park Road London
 Southwark
 310 Southwark Park Road London
 Southwark
 18 Southwark Park Estate 363
 Southwark Park Road London
 37 Layard Square London Southwark
 16 Fenner Close London Southwark
 19 Southwark Park Estate 363
 Southwark Park Road London
 58 Southwark Park Estate 363
 Southwark Park Road London
 19 Benwick Close London Southwark
 33 Southwark Park Estate 363
 Southwark Park Road London
 11 Southwark Park Estate 363
 Southwark Park Road London
 62 Southwark Park Estate 363
 Southwark Park Road London
 8 Fenner Close London Southwark
 6 Southwark Park Estate 363 Southwark
 Park Road London
 38 Southwark Park Estate 363
 Southwark Park Road London
 37 Southwark Park Estate 363
 Southwark Park Road London
 23 Southwark Park Estate 363
 Southwark Park Road London
 316 Southwark Park Road London
 Southwark
 16 Southwark Park Estate 363
 Southwark Park Road London
 26 Fenner Close London Southwark
 20 Benwick Close London Southwark
 49 Southwark Park Estate 363
 Southwark Park Road London
 22 Southwark Park Estate 363
 Southwark Park Road London
 14 Southwark Park Estate 363
 Southwark Park Road London
 7 Fenner Close London Southwark
 28 Southwark Park Estate 363
 Southwark Park Road London
 328 Southwark Park Road London
 Southwark
 322 Southwark Park Road London
 Southwark
 1 Layard Square London Southwark
 87 Layard Square London Southwark
 82 Layard Square London Southwark
 24 Southwark Park Estate 363
 Southwark Park Road London
 9 Fenner Close London Southwark
 2 Fenner Close London Southwark
 357 Southwark Park Road London
 Southwark
 355 Southwark Park Road London
 Southwark
 Stuart 22 Fenner Close Rotherhithe
 320 Southwark Park Rd London SE16
 2HA
 328 Southwark Park Road London SE16
 2HA
 330A Southwark Park Road London
 SE16
 329 Southwark Bridge Road London
 SE16
 326 B Southwark Park Road London
 SE16 2HA
 Flat 24, Damory House Abbeyfield
 Estate London
 314 Southwark Park Road London SE16
 2HA
 126 Crystal Palace Road London SE22
 9ER
 328 Flat 2 Southwark Park Road london
 SE16 2HA
 318 Southwark Park Road London SE16
 2HA
 1 Layard Square London Southwark
 2 Fenner Close London Southwark
 5 Layard Square London Southwark
 5 Layard Square London Southwark
 7 Fenner Close London Southwark
 9 Layard Square London Southwark
 14 Fenner Close London Southwark
 20 Fenner Close London Southwark
 26 Fenner Close London Southwark
 26 Southwark Park Estate 363
 Southwark Park Road London
 35 Southwark Park Estate 363

Southwark Park Road London
39 Southwark Park Estate 363
Southwark Park Road London
48 Southwark Park Estate 363
Southwark Park Road London
60 Southwark Park Estate 363
Southwark Park Road London
144 Layard Square London Southwark
326 Southwark Park Road London SE16
2HA
363 Southwark Park Road Bermondsey
SE16 2JJ
326 Flat B Southwark Park Road London
Bede House 351 Southwark Park Road

London
18 Benwick Close London
46 Southwark Park Estate 363
Southwark Park Road London
5 Fenner Close Layard Road London
324 Southwark Park Road bermondsey
London
318 Southwark Park Rd London SE16
2HA
19 BENWICK CLOSE LONDON SE16
2HE
328 Southwark Park Road London SE16
2HA

Relevant planning history

Reference and Proposal	Status
<p>15/EQ/0385 Redevelopment of the former Southwark Park Day Centre on Southwark Park Road to create residential accommodation, with a ground floor community facilities (yet to be specified). The tenure mix as follows: Social 15, Private 20. A total of 35 units and a ground floor community space of 580 sqm facing towards the park. The proposed development is for an L-shaped 6 storey block fronting Southwark Park Road and Layard Road. There are no adaptable units.</p>	Pre-Application Enquiry Closed 22/01/2016

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	Lovell Partnership Ltd	Reg. Number	20/AP/1390
Application Type	Major application	Case Number	115-349
Recommendation	GRANT permission		

Draft of Decision Notice

planning permission is GRANTED for the following development:

Full planning permission for the demolition of 345 Southwark Park Road and all site preparation works, for a residential-led mixed use development comprising 22 new affordable social rent homes and 24 new private homes (containing a mix of 1, 2 and 3 bedroom apartments), associated cycle and wheelchair car parking, 340 sqm flexible ground floor office and community use floorspace (B1/D1); associated hard and soft landscaping and public realm works.

Southwark Park Day Centre 345 Southwark Park Road London Southwark

In accordance with application received on 19 May 2020

and Applicant's Drawing Nos.:

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

Proposed Plans

Plans - Proposed SPR- PRP- ZZ- 00- DR- A-2008 - DEMOLITION PLAN received 19/05/2020

Plans - Proposed SPR- PRP- ZZ- 00- DR- A-2061 - TREE REMOVAL PLAN Rev C received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 00- DR- A-2010 - GENERAL ARRANGEMENT LEVEL 00 received 19/05/2020

Plans - Proposed SPR- PRP- ZZ- 00- DR- A-2060 - LANDSCAPE GENERAL ARRANGEMENT Rev B received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 01- DR- A-2011 - GENERAL ARRANGEMENT LEVEL 01 received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 02- DR- A-2012 - GENERAL ARRANGEMENT LEVEL 02 received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 03- DR- A-2013 - GENERAL ARRANGEMENT LEVEL 03 received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 04- DR- A-2014 - GENERAL ARRANGEMENT LEVEL

04 received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 05- DR- A-2015 - GENERAL ARRANGEMENT LEVEL

05 received 19/05/2020

Floor Plans - Proposed SPR- PRP- ZZ- 06- DR- A-2016 - GENERAL ARRANGEMENT LEVEL

06 received 19/05/2020

Plans - Proposed SPR- PRP- ZZ- RF- DR- A-2017 - GENERAL ARRANGEMENT ROOF

LEVEL received 19/05/2020

Elevations - Proposed SPR- PRP- ZZ- ZZ- DR- A-2050 - PROPOSED WEST ELEVATION

received 19/05/2020

Elevations - Proposed SPR- PRP- ZZ- ZZ- DR- A-2051 - PROPOSED SOUTH ELEVATION

received 19/05/2020

Elevations - Proposed SPR- PRP- ZZ- ZZ- DR- A-2052 - PROPOSED EAST ELEVATION

received 19/05/2020

Elevations - Proposed SPR- PRP- ZZ- ZZ- DR- A-2053 - PROPOSED NORTH ELEVATION

received 19/05/2020

Plans - Proposed SPR- PRP- ZZ- ZZ- DR- A-2054 - PROPOSED SITE SECTIONS received 19/05/2020

Reason:

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

Permission is subject to the following Time Limit:

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

Reason:

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

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

3. Prior to the commencement of the development hereby approved;
 - a) Following the completion of the works and measures identified in the approved remediation strategy ref:073237-CUR-00-XX-RP-GE-003 rev P02 (dated 27/94/2020), a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.
 - b) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with part a) above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

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

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

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

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

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

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

Reason

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

5. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Site perimeter continuous automated noise, dust and vibration monitoring;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

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).

Permission is subject to the following Grade Condition(s)

6. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including 14 trees and 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. Details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works commencing hereby granted permission.

No less than 4 bat bricks and 6 swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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, Strategic Policy 11 of the Southwark Core strategy and the National Planning Policy Framework (2019).

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

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

Reason:

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

9. (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.

10. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and

Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

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

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

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

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

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

Reason:

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

12. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy

Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

13. Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

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

14. Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

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

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

Living and Dining rooms- 35dB LAeq T †

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

† - Daytime - 16 hours between 07:00-23:00

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

16. The combined Rated sound level from all plant, together with any associated ducting shall not exceed 35dB(A) at any noise sensitive premises. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 +A1:2019

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).

17. Prior to the occupation of the development, a Flood Warning and Emergency Evacuation Plan should be submitted to and approved in conjunction with Southwark's Emergency Planning team. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

Reason :

To guarantee that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development, all in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

Permission is subject to the following Compliance Conditions

18. The use hereby permitted for community/community use purposes shall not be carried on outside of the hours of:
07:00 to 22:00 on Monday to Fridays;
08:00 to 22:00 on Saturdays, and;
09:00 to 21:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

19. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

20. Any deliveries, unloading and loading to the commercial units shall only be between the following hours:
 - Monday - Friday 08:00m18:00pm;
 - Saturdays 09:00 - 14:00; and
 - No deliveries or servicing scheduled on Sundays.

Reason

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

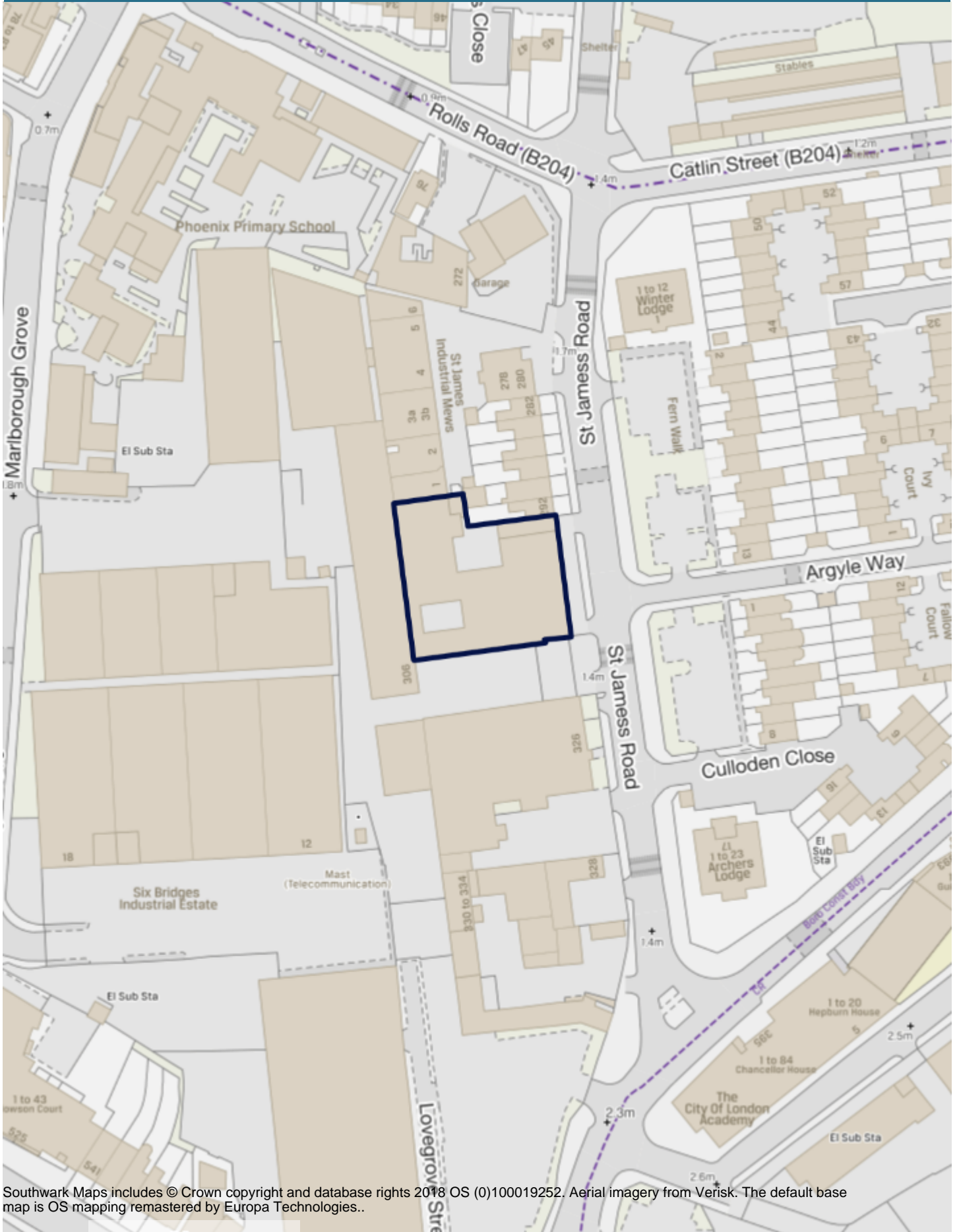
Permission is subject to the following Special Condition

21. The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Tree Protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

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.



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CONTENTS

Recommendations	3
Background Information	3
Site location and description	3
The surrounding area	4
Details of proposal	4
Planning history	5
Key Issues for Consideration	5
Summary of main issues	5
Legal context	6
Planning policy	6
Consultation responses, and how the application addresses the concerns raised	10
Consultation responses from members of the public.....	11
Assessment	14
Principle of the proposed development in terms of land use	14
Densification of an existing housing stock.....	14
Density	22
Wheelchair accommodation	26
Quality of accommodation.....	26
Housing mix	27
Outdoor amenity space and communal amenity	28
Conclusions on outdoor amenity space, children’s play space and public open space.....	29
Design issues	29
Height, scale and massing	30
Details architectural design and materiality	32
Landscaping.....	34
Ecology	35
Heritage assets	36
Impact of proposed development on amenity of adjoining occupiers and surrounding area	37
Transport.....	44
Sustainable development implications	46

Air Quality.....	48
Refuse.....	48
Other matters	49
Planning obligations (S.106 undertaking or agreement).....	49
Mayoral and borough community infrastructure levy (CIL)	51
Community involvement and engagement	51
Community impact and equalities assessment	52
Human rights implications	52
Positive and proactive statement.....	53
Positive and proactive engagement: summary table	53
Conclusion	53
Background Documents.....	55

Item No. 7.2	Classification: Open	Date: 17 November 2020	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Application 19/AP/6395 for: Full Planning Application Address: CHEVRON APARTMENTS 294-304 ST JAMES'S ROAD LONDON SE1 5JX SOUTHWARK Proposal: Extension of the existing building to provide 15 no. residential (C3) apartments together with other associated and enabling works.		
Ward(s) or groups affected:	Old Kent Road		
From:	Director of Planning		
Application Start Date:	20/12/2019	Application Expiry Date:	20/03/2020
Earliest Decision Date:	30/01/2020		

Recommendations

1.
 - a. That the planning committee grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement.
 - b. In the event that the requirements of paragraph 1 above are not met by 17 June 2020, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 188-189.

Background Information

Site location and description

2. The application site measures 0.15 hectares and comprises a former light industrial three storey building known as 'Universal House'. The rear elements of the building date from the late 19th century while the frontage was built in the 1950s/60s. In 2016 it was converted into 34 residential apartments and is now called 'Chevron Apartments'. It lies within the following Southwark Plan designations:
 - Old Kent Road Opportunity Area;
 - Old Kent Road Area Action Core;

- Old Kent Road Strategic Industrial Location;
- Urban Density Zone;
- Bermondsey Lake and Old Kent Road Archaeological Priority Zones;
- Air Quality Management Area;
- Flood Risk Zone 3;
- Public transport accessibility level (PTAL) of 4 on a scale of 1-6 where 1 is the lowest level and 6 represents the highest;

The site is allocated within the draft Old Kent Road Area Action Plan as falling within Sub Area 2 Cantium Retail Park and Marlborough Grove and forms part of Site Allocation OKR 11 – Marlborough Grove and St James's Road.

3. The existing building makes up most of the site and is constructed predominantly in brick with a concrete frame, as well as concrete sills and lintels. The street frontage features a mid-20th century stock brick, while to the rear there are a number of brick coloured distinguishing the periods of commercial activity that have taken place within the site. The application site is not located within or in close proximity to any conservation areas and there are no statutory listed buildings on the application site, the closest being the Grade II Listed Evelyn Lowe School which is located on the corner of Marlborough Grove and Rolls Road.

The surrounding area

4. The existing makeup and character of the surrounding area is complex; the western side of St James's Road where the site is located consists largely of a mix of industrial units of different scales and ages. The application site is bound to the east by St James's Road. To the west the site abuts a small industrial estate at 306 St James's Road, which is let to the Department for Transport. To the south there is a private access road into 306 St James's Road and to the south of this there is the former Lobo Meat Factory, which is currently understood to be vacant.
5. To the north of the application site is the St James's Industrial Mews and 4 terraced Victorian properties which are remnants of pre-war development and the only purpose built residential accommodation with an immediate relation to the site. These have been identified in the further preferred draft of the Old Kent Road Area Action Plan as being of townscape merit. Across St James's Road is the Bramcote Estate which is predominantly 2 storey 1980s residential properties.
6. Full planning permission is sought for the upwards extension of the existing building to provide 15 new residential dwellings in a part 3, part 4 storey extension.

Details of proposal

7. The application site has a relatively lengthy planning history but the existing building is now in established residential use, having been converted in 2016 into 34 residential units under permitted development and renamed 'Chevron Apartments'. Planning permission was subsequently granted on 02.10.2018 (ref 18/AP/0930) for the provision of further residential units. The approved

development includes a new extension in an almost full coverage roof addition, creating a further 8 units. Since the determination of that application, the site was purchased by Skyroom (the current applicant) who are now seeking a different approach to improve on the way in which the building can be extended. This includes uplift in number of homes in a revised massing strategy which sees the consolidation of heights on the eastern portion of the existing roof space, allowing for the creation a series of new green and amenity spaces.

8. Whilst the current application under consideration differs from the consented in a number of respects, it is important to note that some fundamental principles remain. As the granted consent can still be implemented, it is a material consideration that is relevant in the determination of this planning application. Importantly this proposal under consideration would secure additional benefits to the consented scheme, the most significant being a provision of on-site affordable housing. The proposal also includes the creation of new communal amenity space and allows for the future proofing of a link to a district heating network. The construction methodology proposed as part of this application has changed and is now wholly off-site which offers the benefit of less on site construction time and associated amenity related impacts, all of which are considered to be considerable benefits of the application under consideration.
9. A total of 19 consultation responses have been received and a detailed breakdown of the objections along with responses are set out in paragraphs 188-190.

Planning history

10. See Appendix 3 for any relevant planning history of the application site.

Key Issues for Consideration

Summary of main issues

11. 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;
 - Tenure mix, affordable housing and viability ;
 - Dwelling mix including wheelchair housing;
 - Density;
 - Quality of residential accommodation;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Outdoor amenity space, children's playspace and public open space;
 - 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;
 - Wind microclimate;
 - Health impact assessment;
 - Aviation;
 - Television and radio signals;
 - Socio-economic impacts;
 - Planning obligations (S.106 undertaking or agreement);
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Consultation responses, and how the application addresses the concerns raised;
 - Community impact and equalities assessment;
 - Human rights;
 - Positive and proactive statement, and;
 - Other matters.
12. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

13. 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.
14. 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

15. The statutory development plans for the Borough comprise the National Planning Policy Framework 2019, London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The site falls within the area covered by the draft Old Kent Road Area Action Plan.
16. This application should be determined in accordance with the development plan unless material considerations indicate otherwise; and the following national framework, regional and local policy and guidance are particularly relevant:

National Planning Policy Framework (the Framework)

17. National planning policy is set out in the revised National Planning Policy Framework ('the NPPF'), published in 2019. The NPPF focuses on a presumption in favour of sustainable development, of which there are three strands; economic, social and environmental. The core planning principles include, amongst others, the requirement to 'drive and support development'.
18. Paragraph 48 of the revised NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan. The council is preparing the New Southwark Plan (NSP) and Old Kent Road Area Action Plan (OKR AAP) which are emerging policy documents. The new London Plan is also in draft form. The weight that can be afforded to these emerging documents is discussed in greater detail in later sections of this report.

National Planning Policy Framework (NPPF)

19. Chapter 2 - Achieving sustainable development
Chapter 5 - Delivering a sufficient supply of homes
Chapter 7 - Ensuring the vitality of town centres
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

The London Plan 2016

20. The London Plan is the regional planning framework and was adopted in 2016. The most relevant policies are those listed below.
21. Policy 2.17 Strategic Industrial Locations
Policy 3.3 Increasing Housing Supply
Policy 3.5 Quality and design of housing development
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on private and individual private and mixed use schemes.
Policy 5.12 Flood risk management
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.21 Trees and woodlands
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

22. The London Plan 2016 identifies the Old Kent Road as an Opportunity Area with “significant potential for residential – led development along the Old Kent Road corridor” and identified an indicative employment capacity of 1,000 and a minimum of 2,500 new homes. Opportunity areas are described in the London Plan 2016 as London’s major reservoirs of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.
23. Policy 2.13 in the London Plan 2016 sets out the strategic policy for the development and intensification of opportunity areas. Annex 1 includes an indicative capacity for Old Kent Road of 2,500 homes and 1,000 jobs and supports the development of a planning framework to realise the area’s full growth potential.
24. It goes on to state that the employment and minimum homes figures should be explored further and refined in a planning framework for the area and through a review of the Strategic Industrial Location and capacity to accommodate a phased rationalisation of its functions in the opportunity area or a provision elsewhere.

Core Strategy 2011

25. 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:
 26. Strategic policy 1 - Sustainable development
 - Strategic policy 2 - Sustainable transport
 - Strategic policy 5 - Providing new homes
 - Strategic policy 6 - Homes for people on different incomes
 - Strategic policy 7 - Family homes
 - Strategic policy 12 - Design and conservation
 - Strategic policy 13 - High environmental standards
 - Strategic policy 14 - Implementation and delivery
27. In 2013, the council resolved to ‘save’ all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:
 28. 1.2 - Strategic and local preferred industrial locations
 - 2.5 - Planning obligations
 - 3.2 - Protection of amenity

- 3.3 - Sustainability assessment
- 3.4 - Energy efficiency
- 3.8 - Waste management
- 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
- 3.28 - Biodiversity
- 4.2 - Quality of residential accommodation
- 4.3 - Mix of dwellings
- 4.4 - Affordable housing
- 4.5 - Wheelchair affordable housing
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking

Supplementary Planning Documents (SPDs)

- 29. Technical Update to the Residential Design Standards SPD (2015)
Section 106 Planning Obligations/CIL SPD (2015) Affordable housing SPD (2008 - Adopted and 2011 - Draft)
Sustainable Transport SPD (2010)
Sustainable design and construction SPD (2009)
Sustainability assessments SPD (2009)
Affordable housing SPD (2008 – Adopted and 2011 – Draft)
Residential design standards SPD (2015)
Development Viability SPD (2016)

Emerging policy

Daft New London Plan

- 30. 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.
- 31. 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.
- 32. 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. 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. Until the London Plan reaches formal adoption it

can only be attributed moderate weight. The draft New London Plan identified the Old Kent Road as having a minimum capacity for housing of 12,000 and a jobs target of 5,000.

New Southwark Plan (NSP)

33. 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.
34. 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.
35. 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 has taken place on this version of the NSP over the summer of 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).
36. It is anticipated that the plan will be adopted in late 2021 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.
37. The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. Consultation has been underway for 4 years, with a first draft published in 2016. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2017 and concluded consultation on 21 March 2018. As the document is still in draft form, it can only be attributed limited weight.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

38. This application was subject to a round of statutory consultation. At the time of writing the report, a total of 19 consultation responses had been received from members of the public, two of which were letters signed by a group of people. Of the 19 responses, 17 objected to the proposal. It should be noted that a number of respondents have submitted more than one comment although officers have not sought to quantify it in that way. Summarised below are the material planning considerations raised by members of the public. These matters are addressed comprehensively in the relevant preceding parts of this report but a summary has been provided below alongside a short response.

39.

Objections	Officer response summary
Height, scale and massing and impact on residential character	The response of the design to the character of the area, including its Opportunity Area status, is addressed in the section of this report on design considerations. The design is considered to be of very high quality, complies with draft AAP guidance and is subject to a number of conditions.
Loss of daylight and sunlight and privacy	A full daylight, sunlight and overshadowing assessment has been submitted and is summarised in the section of this report on the impact of the proposed development on the amenity of adjoining occupiers. Following review of the submitted daylight and sunlight assessment as outlined in the relevant paragraphs it is not considered to be of a level that would significantly impact on the neighbours' amenity.
The proposal would increase demand on existing local infrastructure and facilities	The draft OKR AAP looks holistically at the overall impact of increased population growth in the Old Kent Road area and how social infrastructure needs to be increased and improved as part of that growth, to ensure that sufficient infrastructure and facilities benefit new and existing communities equally. A number of contributions have been secured which have been detailed in the previous paragraphs which are commensurate to the scale of the proposal by using a standard methodology applied across all schemes. This is in addition to CIL contributions that will ensure that the cumulative impact of the development schemes locally provide sufficient contribution to infrastructure.
It would increase traffic and parking strain on the area.	Traffic impacts are considered in greater detail in the Transport section of this report. The scheme is proposed to be car free and financial contributions would be made to the cycle hire expansion scheme and bus services to

	accommodate further growth in the opportunity area in advance of the delivery of the BLE.
Insufficient disabled car parking	It is normally the Councils preference to have off-street disabled parking. Although the scheme does not provide any on-site wheelchair parking, a parking bay survey was undertaken in the vicinity of the site which demonstrated there is some capacity along the road network to accommodate the small demand arising as part of this application. This capacity could allow for applications for blue badge parking for wheelchair units if requested.
Location and bin and bikes to the forecourt	This has been the subject of a number of comments and the applicant has amended the proposed refuse location.
Clarification on waste management	A waste management plan will be requested as part of a condition.
Details on materials	Details of materials will be required by condition and required to be maintained as such thereafter.
Impact of construction on amenity of existing and neighbouring residents	A Construction Environment Management Plan is required by the Section 106 Legal Agreement. The CEMP would oblige the applicant and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise on site impacts.
Lack of consultation	Letters sent to local residents, the display of a site notice and a notice in the local press has been undertaken and this satisfies consultation requirements by the Local Planning Authority. The consultations undertaken by the applicant has been detailed in other sections of the report.
Density	The exceedance of density thresholds is not unacceptable as a point of principle. The appropriateness of the site to sustain further residential growth is determined by both policy and a qualitative assessment of the resulting accommodation which are discussed in greater detail in the main body of the report.
Architecture	The merits of the architectural design are established in the design considerations section of this report. The architectural design is considered to be of the highest quality
Landscaping of the forecourt	The forecourt will remain largely as is with the exception of a new boundary treatment which is considered to be a positive element of the scheme.
It would increase noise	Issues pertaining to noise will be controlled by condition.
Affordable housing provision	38.1% affordable housing is proposed. This is outlined in the Affordable Housing section of this report.
The site cannot	A detailed policy breakdown is provided in earlier

accommodate further growth	stages of the report. The ability for a site to sustain (additional) residential growth is set by national and regional policy alike and which is followed by a qualitative assessment on the practicalities of accommodating further residential units.	
Contrary to policy	Although this particular point was vague as to which policies precisely, a detailed policy breakdown is provided in earlier stages of the report,	
Lack of a full FVA	In line with the affordable Housing SPD, the full FVA will be made available 10 days prior to the application being presented to committee member. The executive summary is however uploaded onto the council website.	
Objection to rooftop communal amenity	The provision of green roofs and communal amenity is a benefit of the scheme the positioning and design of which has been given careful consideration being placed furthest away from the terrace. All other green space not marked as communal space will be biodiverse green roofs only with appropriately worded conditions to restrict its use for any other than maintenance.	
The Sunlight Results of the Daylight Assessment omits the results for W3 and W4	Sunlight assessments are only required when windows face within 90 degrees of due south and is assessed for horizontal windows.	

40. Two comments were received neither supporting nor objecting to the proposals, both from residents of the Chevron building. Where these raised concerns these have been included in the above table. Comments of support are as follows:
- The applicant proposes method of construction will minimise disruption to existing residents
 - Provision of new communal areas for existing residents.
 - The applicant has made positive changes to the design through discussions with residents.
 - Preference for this application when compared to the last.
41. In addition to those that have been listed above, a number of comments have been received that are considered to be non material as they relate to issues with the existing building. For avoidance of doubt, these have been listed below.
- Existing issues with the building including:
 - i. Security measures
 - ii. Roller Shutter
 - iii. Existing maintenance of the building
 - iv. Existing cycle storage
 - v. Rear pond not functioning

- vi. Market value of the properties
 - vii. Management of the building
- General issues with parking on St James's Road including unauthorised vehicular parking on the forecourt of the application site and along St James's Road.
 - Use of the amenity on the adjacent estate by Chevron Residents.

Assessment

Principle of the proposed development in terms of land use

Densification of an existing housing stock

42. The National Planning Policy Framework 2019 (NPPF) offers a number of key principles that emphasise a focus on driving and supporting sustainable economic development to facilitate the delivery of new homes and commercial business units etc. Chapter 11 of the NPPF states the need to make efficient use of land through planning policies and decisions to support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, the NPPF advises that upward extensions should be allowed where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.
43. This policy position is reiterated within the draft London Plan which provides strategic direction for making the best use of land. The guidance contained within the plan emphasises on the need to recognise the role of small sites, particularly when considered cumulatively, in contributing to London's housing supply. To ensure that these contributions are met, the draft London Plan introduces a presumption in favour of small housing developments and a small sites target. For Southwark this equates to 8,000 units over a 10 year period or a provision of 800 units per year on small sites and which is a subcomponent of the overall housing delivery target for the borough.
44. The policy continues to state that boroughs should pro-actively support well designed new homes on small sites to diversify the sources, locations, type and mix of housing supply, support small and medium-sized housebuilders and to provide opportunities to support the use of Modern Methods of Construction. This is unless the development would give rise to unacceptable levels of harm to residential privacy, designated heritage assets, biodiversity or of safeguarded land use which would outweigh the benefits of additional housing provision.
45. Small sites are defined as those that are below 0.25 hectares in size and/or provide 1- 25 residential units on:
 - 1) Infill development on vacant or underused brownfield sites
 - 2) Proposals to increase the density of existing residential houses with

PTALS 3-6 or within 800m of a station or town centre boundary through:

- a) Residential conversions (subdivision of houses into flats)
- b) Residential extensions (upward, rear and side)
- c) The demolition and/or redevelopment of existing houses and/or ancillary buildings
- d) Infill development within the curtilage of a house.

Identification of sites suitable for densification

46. Good Growth Policy GG2 of the London Plan makes clear that making the best use of land, including intensifying sites, requires redirecting growth to the most accessible and well connected places, making the most efficient use of existing and planned public transport networks and infrastructure.
47. Therefore, when identifying the growth potential of small sites, Policy GG2 requires the application of a sequential spatial approach where points A to C should be followed. Point A of the policy states that development must: "Enable the development of brownfield land, prioritising opportunity areas surplus public land sector, sites which are well connected by existing or planned tube and rail stations and, sites within and on the edge of town centres as well as utilising small sites". Point B states that development must prioritise sites which are well connected by existing or planned public transport. Finally, Point C states that development must "proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling." The following point D of the policy states the design-led approach must be applied to determine the optimum development capacity of sites.
48. Following the sequential approach as set out above, whilst located within an opportunity area and a small site the development criterion set within the first point of the policy (Point A) cannot be met as the site does not meet the definition of 'brownfield land' as set out in Annex 2 of the NPPF (and although the 'curtilage' of a building has no formal definition).
49. The following policy point B seeks to prioritise well connected sites, either by existing or planned public transport. The Area Action Plan for the Old Kent Road opportunity area is accompanied by significant public transport infrastructure improvements and includes the extension of the Bakerloo Line which has the potential to be transformative for Old Kent Road. The application site is situated approximately 700m equidistantly from the two preferred station locations as set out in Transport for London's (TfL) December 2019 consultation. Given the site has no formal listing, is of negligible biodiversity value and not one that is anticipated to come forward for comprehensive redevelopment, this satisfies this point of the policy in identifying sites with growth potential. The assessment on residential privacy as required by the remainder of the policy is discussed in further detail in following paragraphs of this officer report.

50. Although sufficient to comply with sequential approach, it is also worth noting that the policy also seeks to prioritise sites within and on the edge of town centres. This is a latter criterion of Point A and which is reiterated by Point C. The site is not currently within a designated Town Centre, it does however fall close to the boundary of one of the two new Town centres in the Old Kent Road which are proposed in the draft New Southwark Plan and draft OKR AAP. Given the direction of the draft London Plan, they are likely to be "District Centres". These two new town centres have been proposed in the emerging plan in order to better meet the needs of existing and new residents and workers in the Old Kent Road area. These would include retail, leisure, entertainment and recreation facilities in a significantly more attractive and accessible environment.
51. The application site is located within a Strategic Industrial Location (SIL), as identified in the Core strategy (2011). Strategic Policy 10 of the Core Strategy states that SIL will be protected for industrial and warehousing uses. However, the Core Strategy also sets out the future direction of Old Kent Road as a growth and regeneration area, subject to a future area action plan (AAP). This draft AAP for the Old Kent Road contains proposals for an innovative mix of industrial and residential uses in a detailed master planning approach across the opportunity area and where further policy is emerging at the local scale to realise the ambitions of the Old Kent Road Opportunity Area set by adopted policy. This includes phasing the release of protected industrial land for mixed use development and proposed new sites for SIL in a strategically co-ordinated process of SIL consolidation which Southwark Council and the GLA have now agreed an approach to. The fact that the site is now wholly in permanent residential use is one of the reasons why the draft AAP does not seek any industrial use of the site.
52. Nevertheless, saved Southwark Plan Policy 1.2 states that the only developments that will be permitted in SIL are B class and other Sui Generis uses which are inappropriate in residential areas. The proposal under consideration here is therefore contrary to both aforementioned policies in relation to uses appropriate in the SIL. As the application remains a departure from adopted policies, members must consider whether the benefits of the scheme would outweigh any harm caused, and whether those benefits would justify a departure from adopted planning policy.
Set out in the following paragraphs are the key benefits arising from the proposal.

Provision of housing, including affordable housing

53. There is a pressing need for housing in the borough. This is reinforced through Strategic Policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly in growth areas. The adopted London Plan (2016) requires the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015 and 2025. The provision of additional housing, in this case 15 new residential units, would contribute to both the overall and small sites targets for the borough and would be in accordance with adopted policy and emerging policy for the Old

Kent Road Opportunity Area and the expectation of additional housing provision.

54. Southwark's policies on the delivery of affordable housing are contained in the Core Strategy and within certain 'saved' policies from the 2007 Southwark Plan. Strategic Policy 6 of the Core Strategy (Homes for People on Different Incomes) requires at least 35% of the residential units within new developments to be affordable. For developments of 15 or more units, affordable housing is calculated as a percentage of the habitable rooms and further information on this can be found in the Council's draft Affordable housing SPD (AHSPD) 2011.
55. The AHSPD sets out a sequential approach to housing provision with the preference for affordable housing to be located on the development site. The SPD states the order of affordable housing provision should be as follows: on site, off site, in lieu payment. This is reiterated within paragraph 2.56 onwards of the Mayor's Affordable housing SPG and within Policy 3.12 of the London Plan. All policies require applications to provide affordable housing in-kind and on-site unless it may be robustly demonstrated that exceptional circumstances indicate that an off-site offer more closely aligns with the aims of the development plan. These 'exceptional circumstances' include that a greater level of affordable housing can be delivered and/or a more balanced community can be achieved.
56. In accordance with the aforementioned policies and test, the application proposes all affordable units as an on-site provision and which are to be distributed across the development site. This would achieve a more inclusive mix of tenures and encourage community cohesion. This is particularly pertinent on this site given the wholly private tenure established by the permitted development conversion and subsequent permission for further units. Policy requires resistance to forms of development, including mono-tenure development that may compromise the aspiration for mixed communities. In this effect the introduction of some affordable tenure, will contribute to this objective and is a very positive aspect of the scheme.
57. Both London Plan policies as detailed above and Southwark Policies require that each application be considered on a site by site basis to ensure that a maximum level of affordable housing is secured as can be reasonably provided. In terms of the Mayor's policies, Part A of Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes of the London Plan requires that the maximum reasonable amount of affordable housing should be sought with regard to a number of factors including:
 - Current and future requirements for affordable housing
 - The need to encourage rather than restrain development
 - The need to promote mixed and balanced communities
 - The specific circumstances of individual sites
 - Resources available to fund affordable housing, to maximise affordable housing output
 - The priority to be accorded to provision of affordable family housing.

58. Part B of the policy sets out that negotiation on sites should take account of their individual circumstances including development viability.
59. In total, 42 habitable rooms would be provided in the development of which 16 would be affordable (translating to 4 units) and would equate to an on site provision of 38.1%. This would be in excess of the minimum 35% that is required by policy. All the affordable units are proposed at intermediate level so although the application provides a satisfactory level of affordable housing; it falls short of the required mix by only proposing intermediate units.
60. The applicant's initial proposal was that the intermediate units would be for shared ownership. However, following recent discussions with officers, the applicant has confirmed that the intermediate offer will be switched to London Living Rent (LLR). LLR is considered to better meet local needs and would contribute to the Council plan commitment to deliver 1,000 London Living Rent homes by 2022.
61. LLR is a relatively new form of intermediate housing, one of the three 'genuinely affordable products' promoted by the Mayor and which is supported by the NPPF and the London Plan (adopted version and itP version), as well as the emerging policies as contained in the draft New Southwark Plan.
62. The definition of LLR is set within the NSP which states that eligibility criteria is restricted to households earning no more than £60,000 (in distinction to shared ownership which is available to households on incomes of up to £90,000). LLR is allocated according to intermediate eligibility criteria set locally by the council. The rent levels for LLR are dependent on location and is set by ward by the GLA who publish maximum monthly rents by bedroom numbers. These are derived from average local incomes and house prices at ward level. Broadly, the rent for a 2-bedroom property is based on one-third of the local median household income. The most recently published LLR rents in the Old Kent Road ward are £827 per month for a 1 bed flat, £944 for 2 bed flat and £1,010 for a 3 bed flat. LLR homes are offered on tenancies of a minimum of three years. Tenants are supported to save and given the option to buy their home on a shared ownership basis during their tenancy. They are also given extra priority for other shared ownership homes across London. As per the following paragraphs, the four LLR homes would be secured by the legal agreement in line with the requirements of the NPPF.

Development viability

63. Southwark's Development Viability SPD requires a financial viability appraisal to be submitted for all planning applications which trigger a requirement to provide affordable housing. The financial viability appraisal should identify the maximum level of affordable housing that can be sustained and justify any proposed departures from planning policy requirement. Because the existing building was converted into residential use in 2016, with all flats subsequently sold on long leaseholds, values associated with the existing flats do not form part of the financial appraisal. The appraisal simply reviews the opportunity provided by the roof space and the opportunity to extend upwards.

64. The council's viability consultant has scrutinised the cost and value assumptions that have been adopted in the applicant's viability assessment provided, in order to determine whether the current affordable housing offer is the maximum that can be delivered. This included a number of discussions between both viability consultant parties, primarily around the nature of the build being modular and adjustments to build costs. Accordingly, and despite some variances in relation to inputs, the council's consultant concluded that the scheme cannot viably deliver further affordable housing over and above the amount currently being offered by the applicant.
65. The site has planning permission for 8 private homes and the council's viability consultant compared the value of the site with 8 homes (all private) against the value of the site with 15 homes (11 private and 4 affordable). With regard to tenure split, the assessment undertaken by the viability consultant also considered a range of scenarios, testing both the applicant's proposal for intermediate homes as well as a fully policy compliant mix. The assessment concluded that a policy compliant mix would not be viable.
66. Although the LLR proposal has not been specifically tested, the London Plan and Mayor's SPG indicate that for viability purposes the assumptions between LLR and SO are similar. The applicant's initial assessment is that shared ownership homes trade at a higher premium than LLR and therefore in their view, the switch to LLR will have a negative impact on viability. (This has been confirmed by our independent viability advisor.) However, given the applicant's desire to make their products accessible to key workers, they have confirmed they will accept the change.
67. In addition the council's consultant raised a practical concern about the introduction of a small number of social rented flats in an otherwise private development, particularly when all flats are serviced from a single core. For long term management purposes, the provision of a separate stair core is often a requirement of Registered Providers for social rented units. In this case the absence of a separate core and the very small number of social rented units would make it very difficult to market the units to a Registered Provider (RP).
68. This is explained in more detail in the draft London Plan which offers further guidance as to the mix of tenures that are to be expected in development on small sites such as this. It advises that in some circumstances it may be impractical or unsuitable to provide on-site affordable housing with the relevant tenure split.
69. In such cases, affordable housing providers may not be either willing to absorb a small number of affordable homes into their portfolio or able to when servicing and management costs would exceed plausible income from service charges. These [servicing and management issues] may be reduced and long term affordability ensured where affordable homes are provided in a single affordable tenure and tenure flexibility is therefore required on small sites. The applicant has provided evidence that the site has been marketed to 21 Registered Providers and other housing providers, including Southwark Council. The Council's New

Homes team confirmed it would not take on the units, given the very small number of affordable homes proposed. The other RPs contacted responded similarly. The applicant is committed to delivering the scheme and would need to become a registered provider themselves should a RP not be found; as otherwise they would be unable to meet the requirements of the S106 agreement that requires the delivery of the affordable homes and so could not complete the scheme.

70. In line with the Mayor's Affordable Housing and Viability SPG, an early review mechanism would be required by the legal agreement. The review would determine whether the viability of the development has improved during that time, and accordingly whether it could deliver any more affordable housing. This would allow the Council to understand and capture any uplift that may occur in the construction period and at delivery stage. This would not allow for the reduction of the level of provision that is proposed as part of this application which would remain four affordable housing units. A contribution of £529.4 (a charge of £132.35 per unit on a provision of 4 affordable units) has been agreed towards affordable housing monitoring and maintained provision of these units, which would also be secured by the legal agreement.

Conclusion on affordable housing:

71. There is a shortage of homes and affordable homes in Southwark and across London and the provision of new quality housing is a key objective, particularly homes that people can afford. Although numerically set within policy, strategic priority encourages the delivery of as much affordable as possible and as can be provided by each site in line with local and regional guidance. Southwark's housing and market analysis (SHMA) supports this need for all affordable housing, both social and intermediate and identifies that 78% of the total affordable housing need in the borough is for intermediate housing. Given the scheme has an extant permission, it is also important to consider the offer in relation to the fall back position, which is for a wholly private scheme, against this provision of 38.1% affordable housing. For the reasons outlined in the preceding paragraphs, officers are of the view that the inclusion of LLR units is a significant benefit of this scheme.
72. Viability information has been submitted which supports the delivery of the quantum of affordable housing proposed. Officers are satisfied given the site specific circumstances presented, and which has substantiated both in terms of the level and the split by the independent viability review, that it has been sufficiently justified and evidenced that a policy compliant mix cannot be achieved without prejudicing the deliverability of the scheme. In accordance with the Mayor's guidance on tenure mix requirement on small sites and with Southwark's adopted policies on affordable housing provision, the offer of four affordable units is considered to be an acceptable offer and complies with the relevant policies in terms of securing the maximum provision of affordable housing on private residential sites.
73. The applicant proposes that the 15 units created will be secured for key workers. The council's draft Affordable housing SPD (AHSPD) defines a key worker as

someone with an essential public service. The SPD states that key workers are needed to provide key services, and an appropriate amount of affordable housing should be made accessible to key workers to ensure that they are able to live and work in Southwark. In 2017, Southwark Council consulted on an introduction of an intermediate rent housing list which recognised the role of key workers and the importance to ensure that key workers can afford to live within the city, who may not otherwise be able to access social housing but are also priced out of affording private rent. The report draws on the correlation between the ability to ensure sustained accommodation for key workers and the ability for the council, amongst one of the providers of important social care positions, to deliver on essential public services.

74. The report defines a Southwark keyworker to be somebody who works in an essential front line post who currently works in the London Borough of Southwark. The current proposal is that this includes the following:

- Nurses and other clinical staff employed in the NHS (at hospitals, health centres or in the community)
- Social workers, educational psychologists and therapists employed by a London Borough of Southwark or the NHS
- Firefighters
- Police officers and Police Community Support officers (PCSO)
- Teachers and teaching assistants who work in state schools, faith schools, free schools and academies (i.e. non-fee charging schools)
- Ambulance workers and paramedics

75. Given the heightened recognition of the important role of key workers, particularly recently, Southwark Council confirmed in a more recent report to Cabinet that a proportion of the council's commitment of delivering 11,000 new homes will need to be secured for key workers. The applicant's commitment to the provision of homes for key workers is therefore considered to be a benefit of the scheme.

76. The S106 will set out in greater detail the specificities of this agreement but a condition is also recommended to supplement the legal agreement to require that the marketing strategy be submitted and approved by the Local Authority. This would reflect the discussions held to date and would ensure that all units would be marketed to key workers that meet the Southwark definition of key workers. This will also require the applicant to set out how marketing will be carried out including on relevant websites and within institutions that are employers of key workers such as local hospitals and other local healthcare facilities.

Benefits to the existing building.

77. There are a number of issues that have arisen as a result of the conversion under permitted development which the council could not exert any development control over. Whilst it isn't in the remit of this application to resolve the matters incurred as a result of the conversion, the applicant has nonetheless sought to address the comments raised as part of ongoing discussions and the statutory consultation process. The benefits secured as part of this application are

summarised as follows:

1. Provision of communal amenity space that is accessible to all tenants.
2. Landscaping of the existing areas of hardstanding land and softening of the existing landscaping at ground floor, including removal of the pond to the rear.
3. Proposal for extensive green roofs
4. Improvement of the cycle storage facilities which will be secured via detailed design condition.
5. Consolidation of refuse storage.
6. Removal of redundant structure to the roof.
7. Securing of a flood risk management plan that will ensure that the necessary measures are in place in the event of a flood for all residents.

Conclusion on land use

78. To conclude in relation to land uses, by virtue of its location within an opportunity area and in accordance with the sequential approach, policy considers locations such as these to be suitable for additional residential growth. The proposed development would however introduce residential (C3 uses) into the SIL, representing a departure from the adopted development plan. This must therefore be weighed against the benefits of the scheme which have been outlined above and below.
79. As the site benefits from an extant planning permission the inclusion of further residential units is an accepted principle and members must also, when assessing the principle of the land use, consider whether reaching a different conclusion on a matter with an established position would be reasonable given the circumstances relating to these have not materially changed.
80. Whilst the OKR AAP currently has limited weight, it is also important to note the future strategic direction envisaged for Old Kent Road is for a mix of residential and commercial uses in line with LBS and the Mayor's aspirations for the designated opportunity area. Given the changing character of the area and provided it would be designed to a high standard, and would not have an adverse effect on the amenity of neighbouring properties, the residential use is supported.. The introduction of housing on this part of the SIL would not result in the loss of any business space and nor would it prejudice the operation of existing businesses in the vicinity or on-site given its previous permitted development conversion.

Density

81. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of locations within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic Policy 5 - Providing new homes of the Core Strategy sets out the density ranges that residential and mixed-use developments would be expected to meet. As the site is located within the Urban Zone, a density range of 200 to 700 habitable rooms per hectare (HR/Ha) would be sought. Although

by virtue of its location within an action area core and an opportunity area, densities exceeding the threshold may be acceptable when they are of an exemplary design standard. Criteria for exceptional design are set out in section 22 of the Residential Design Standards SPD (2015).

82. The scheme under consideration would in itself not be of a density that would warrant requiring being of exceptional residential design. Officers however consider that there is a need to view the development as a whole, as it would more accurately represent the resulting condition experienced. As such when factoring in the existing units the development would have a density of approximately 793 Hr/ha which is slightly above that upper range. But as explained above, in locations such as this, both London Plan and Southwark Plan policies strive for higher density, high quality developments which assist in addressing the need for new homes. So given the evolving policy context, this is not considered unacceptable as a point of principle. If it can be evidenced that an excellent standard of accommodation would be achieved, and the response to context and impact on amenity to existing occupiers is acceptable, then it is considered that the exceedance of the density threshold in this opportunity area location would not raise issues which would justify withholding permission.
83. The assessed proposal would result in an excellent standard of accommodation, with many of the 'exemplary' requirements of the Southwark Residential Design Standards SPD 2015 as set out in section 2.2 being met. This has been assessed and summarised below with further commentary provided in other sections of the report

84.

Exemplary residential design criteria from Southwark Residential Design Standards SPD	Commentary
Provide for bulk storage	Each of the proposed units would provide for built in storage that would meet or exceed the standards set in the Residential Design SPD.
Exceed minimum privacy distances	Sufficient privacy distances would be achieved. Within the development, where residential units overlook communal roof terraces or circulation space, each would be provided with defensible space to ensure privacy. Balconies have also been designed so they would not sit immediately adjacent one another.
Good sunlight and daylight standards	All of the units would achieve good internal sunlight and daylight standards.
Exceed minimum ceiling heights of 2.3m	All rooms within the proposed dwelling would exceed the minimum 2.5m ceiling height.
Exceed amenity space standards (both private and communal)	Each dwelling is provided with at least one external amenity space measuring no less than 5.4sqm. 10sqm of amenity space would serve the three bedroom unit as per policy requirement. The amenity proposed is set out and discussed in the subsequent section on amenity space of this report.
Secure by Design certification	Normally, this would refer to the ground floor of the proposal and its relationship to the street, particularly how it has been designed to achieve good lines of sight. As the ground floor is not proposed to change, it is not expected that this application could respond to this criteria.
No more than 5% studio flats No studio flats are proposed.	No studio flats are proposed.
Maximise the potential of the site	As a proposal is to densify an existing housing stock, the potential of this site would be maximised.
Include a minimum 10% of units that are suitable for wheelchair users	The proposal is policy compliant which is discussed in subsequent paragraphs.
Excellent accessibility within buildings	The accessibility within the buildings would be excellent.
Exceptional environmental performance	The environmental performance would be fully policy compliant, taking into account on site measures and contributions to the Southwark Carbon Offset fund and potential to connect to SELCHP.

Exemplary residential design criteria from Southwark Residential Design Standards SPD	Commentary
Minimised noise nuisance between flats through vertical stacking of similar room types	The plans submitted demonstrate that a very good level of stacking has been achieved where kitchens are located above bedrooms. The construction method proposed allows for further vertical noise transmission mitigation. This is explained in further detail in this report. The noise transmission would be controlled by planning conditions, as recommended by the Council's Environmental Protection Team.
Make a positive contribution to local context, character and communities	The proposed development would be in compliance with the draft OKR AAP make a positive contribution in terms of its quality of design and regeneration benefits including affordable housing and investment in local transport and public space.
Include a predominance of dual aspect units	All of the units would have aspect on at least three sides (100%).
Have natural light and ventilation in all kitchens and bathrooms	All kitchens and bathrooms would benefit from natural light and ventilation.
At least 60% of units contain two or more bedrooms	The total number of units with two or more bedrooms falls short of the 60% requirement. This is explained in the subsequent paragraphs.
Significantly exceed the minimum floor space standards	All of the dwellings proposed would satisfy the minimum floor areas set out in Southwark's Residential Design Standards SPD.
Minimise corridor lengths by having additional cores	No more than 3 flats per core is proposed, complying with the Mayor's Housing Design SPG which advises no more than 8 flats per core.

85. In addition, officers have identified the following positive aspects of the residential design:

- Tenure blind design;
- Choice of layouts: the units are designed as open plan but have the ability to be partitioned, offering a wide range of configuration to meet the needs of various users.
- No overhanging balconies;
- The wheelchair accessible unit has an enlarged entrance hall including a dedicated area where a wheelchair may be stored.
- All rooms have direct access to a window which allows more

opportunities for natural light and ventilation, reducing reliance on associated mechanical or electric sources.

- The proposed galley kitchens, even though not ‘habitable rooms’ would also have access to at least one window.

86. For the reasons detailed in the above paragraphs and table, officers consider the quality of the residential design is considered to be excellent and has not been compromised by the nature of the proposal or by the quantum of development proposed.

Wheelchair accommodation

87. The London Plan Policy 3.8 requires 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved Policy 4.3 of the Southwark Plan supports this, requiring 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
88. The London Plan Policy 3.8 requires 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved Policy 4.3 of the Southwark Plan supports this, requiring 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
89. The borough’s emerging policy in the draft New Southwark Plan Policy P7 (wheelchair accessible and adaptable housing) would also require 10% of homes to be wheelchair compliant. However, it states that this should be as a measure of habitable rooms. In this instance, 4 habitable rooms (of the 42 total) would be wheelchair accessible and therefore be in accordance with emerging policy on the provision of Wheelchair dwellings.

Quality of accommodation

90. Saved Policy 4.2 of the Southwark Plan ‘Quality of Accommodation’ requires developments to achieve good quality living conditions. The Council’s Residential Design Standards SPD establishes minimum room and overall flat sizes, dependant on occupancy levels and requires dwellings to be dual aspect, to allow for good levels of light, outlook and cross-ventilation. This is reiterated in emerging policies in the draft OKR AAP and the NSP.

Flat sizes and layout:

91.

Unit Type	SPD (sqm)	Size range (sqm)
1B2P	50	50.3 -56.2
2B3P	70	70 - 89.9
3B5P	86	89.9

92. The above table demonstrates that none of the units fall below the SPD minimum.

Aspect & internal daylight.

93. All of the units would be triple aspect (100%) with some units having aspect on all sides. The aspect achieved is considered a very positive aspect of the proposal. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which demonstrates that the proposed development is anticipated to achieve good levels of internal daylight.

Conclusion on residential quality

94. To summarise, officers are satisfied that the quality of residential accommodation proposed would be very good. The units proposed are generously sized and 74% would exceed the minimum floor areas, many quite substantially. All are served by at least one area of private amenity space which is discussed in the amenity section of this report. Similarly, all individual room sizes meet and in most cases exceed the standards set out in the Residential Design Standards SPD. The aspect would be excellent throughout with good internal daylight levels and no single aspect units.

Housing mix

95. With respect to dwelling mix, Core Strategy Strategic Policy 7, 'Family Homes', requires a housing mix of at least 60% dwellings with two or more bedrooms, with 20% having at least three bedrooms. No more than 5% of the units should be studios, and these can only be for private housing. This is reiterated in emerging policy in the draft OKR AAP and the NSP.

96. The proposed housing mix is summarised in the table:

1 bedroom	53.3%
2 bedroom	33.3%
3 bedroom	13.3%
Total	100%

97. The proposal would fall short of the above housing policy requirements with 53% of the being one beds. Within the affordable element however, the mix is much improved to the policy position, with 62.5% having two or more bedrooms and 13.3% having three bedrooms. This mix is welcomed despite the shortfall for the scheme, which is a reflection of the challenges of planning a site that sits within the confinements of an existing footprint. This aspiration is closer within the affordable element and contributes to the aspiration for more affordable family dwellings.
98. Officers consider that the wider benefits of the scheme outlined in this report would outweigh any harm caused by this shortfall in the housing mix and in itself would not be a reason that would warrant the refusal of an otherwise acceptable scheme.

Outdoor amenity space and communal amenity

99. All new residential development must provide an adequate amount of usable outdoor amenity space. The 2015 Technical update to the Residential Design SPD (2011) sets out the required amenity space per which can take the form of private gardens, balconies, shared terraces and roof gardens:
- For units containing three or more bedrooms, 10 square meters of private amenity space.
 - For units containing two bedrooms or less, ideally 10 square meters of private amenity space, with the balance added to the communal space; and
 - 50 square meters of communal amenity space per development
100. With regards to the private amenity space, all flats would have access to private balconies. 5 of the units (including the 3 bed) would be served by 10 square meters of balcony space or more. The lowest provision would be 5.4sqm and would only be in the one bed units. A table detailing amenity space has been included in the subsequent paragraphs of this report.

Children's play space

101. Policy 3.6 of the London Plan requires new development to make provision for play areas on the expected child yield of the development. Children's play areas should be provided using the play space yield which covers a range of age groups. In line with the Mayor's providing for children and young peoples play and informal recreation SPD, the development would be required to provide 61.6sqm of children's play space. One area of play space has been identified measuring 61.6sqm and which would satisfy the overall space requirement for all age ranges. Whilst an indicative location has been provided, a detailed account of the programming of the space to suit all the aforementioned age ranges as per the Mayors SPG will be secured by condition.

Public Open Space

102. In addition to the amenity space requirements as set out above, the emerging Policy AAP10 in the draft OKR AAP 'Parks, streets and open spaces' requires the provision of 5sqm of public open space per dwelling or a contribution in lieu. The 15 dwellings proposed here would require a provision of 75sqm under this emerging policy. Given the nature as an extension to a building and also owing to the almost full site coverage of the existing building, it is not expected that this development could contribute to an on-site provision of public open space and the draft AAP masterplan does not identify this site as one that would need to fulfil such requirements. Some landscaping of the forecourt will nonetheless contribute to the general greening of the street, contributing to the aspiration for a more pleasant public realm experience along St James's Road.
103. Table 2 : Amenity space

	Policy Requirement (sqm)	Proposal (sqm)	Difference (sqm)
Communal	79.7 (50 +29.7)	112.4	+32.7
Private	150	120.3	-29.7*
Dedicated children's play space	61.6	61.6	n.a

Note: the difference is calculated as a shortfall of private amenity per unit rather than total shortfall. Oversized balconies and terraces on units do not offset the loss in private amenity space on other units.

Conclusions on outdoor amenity space, children's play space and public open space

104. Sufficient outdoor amenity space has been designated to meet all the private amenity, communal amenity and children's play space requirements of the Residential Design SPD and the Mayor's Providing for Children and Young people's Play and Informal Recreation SPG as outlined above in the table. The communal amenity space proposed would be larger than what would be required of the development which is welcomed given the lack of private and communal amenity in the existing arrangement and this will be available to existing residents.
105. In addition, the re-landscaping of the ground floor areas has the potential to make the existing courtyards more usable as amenity space, although discounted within the figures above.
106. This schemes ability to meet all of these amenity requirements forms part of the further justification for the suitability of this site for densification and the site's ability to absorb further residential growth without placing undue strain on existing provision.
107. In respect of the public open space as required by the draft AAP, and although the applicable policy of the OKR AAP currently has limited weight, a financial contribution in lieu of providing such public open space on-site would be expected. A contribution of £15,375 (based on provision of 75sqm and a cost of £205 per sqm as set out in the Section 106 SPD) has been agreed and would help to fund delivery of public open space within the area, in this case the proposed open space in the new linear park.

Design issues

108. Strategic Policy 12 of the Southwark Core Strategy (2011) states that all development in the borough is 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."

Saved Policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Consideration of design quality needs to address the fabric, geometry and function of the proposal, as all three are bound together. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape

Height, scale and massing

109. The design of the scheme has seen number of changes and iterations and has evolved to ensure the highest quality of design. The scheme has seen both a reduction in height as well as the refining of the massing to ensure a positive relationship to its surroundings. The changes made to the scheme are as follows:
- An initial reduction in height from 5 storeys to part 3 part 4
 - Reduction in the extent of the extension (i.e the amount of roof that it would cover)
 - Reduction and break-up of the massing to form a more refined building;
 - Relocation of the proposed bicycle/refuse storage and general redesign of the forecourt
 - Incorporation of additional greening (following the revision to the massing strategy).
110. The application under consideration proposes an alternative massing strategy to the consented scheme which includes a revision to the distribution of heights across the site with a consolidation of heights to the portion of the site fronting St James's Road, as opposed to a full coverage extension.
111. The draft London Plan requires boroughs to recognise both in their development plans and planning decisions that local character evolves over time and will need to change in appropriate locations to accommodate additional housing, particularly in regeneration areas and where the largest growth is anticipated. This is in order for sites to meet their optimum development capacities. Given that many of the historical negotiations and decisions predated the OKR AAP it is important to consider the legislation and policies under which are relevant to the determination of this application, including emerging and consented schemes along St James's Road.
112. The draft AAP establishes a strategy in relation to land use and massing including a hierarchy of heights. In accordance with the 'Stations and Crossings' Policy of the plan, the tallest elements are to be located on the junction of Rotherhithe New Road and Old Kent Road, where there is scope for "Tier 1" buildings of 30 or more storeys. The AAP states that building heights should generally decrease along St James's Road, with appropriate heights ranging from 5 to 8 storeys. There is an opportunity to mark the junction of St James's

and Rolls Road with a distinctive building.

113. The application proposes a part 3 part 4 storey extension which would result in a part 6, Part 7 storey building. In strict height and massing terms, the proposal under consideration would be in line with the emerging policy as set out in the Draft OKR AAP for scale expected along this middle part of St James's Road. The tallest element would be set back from St James's' Road and would sit behind the initial volume. The northern elevation of the proposed extension would be set in from the northern flank of the host building below, helping manage the transition to the adjacent terraced houses. The proposed composition and resulting proportion are considered an appropriate contextual response and would offer a height that when read alongside all the emerging and consented proposals would sit comfortably within that resulting streetscape.
114. As part of the aspiration for the allocation the draft AAP sees the transformation of the area from a series of large industrial units with complex land ownerships to a much improved place with a coherent and pleasant urban environment. To resolve some of the existing transport and permeability issues the AAP envisages the creation of a series of new links. Of importance is the new east west connection running parallel to the southern side of the application site. This would be a new road connecting St James's Road to a new street and park within the heart of the Six Bridges estate.
115. Although outside the red line boundary, the application addresses this new public realm aspiration by marking its entrance through a more prominent visual corner. As the existing southern elevation of the Chevron building is primarily a blank brick façade, the inclusion of more active frontages would also assist in the delivery of this important new connection by providing further opportunities for natural surveillance, in accordance with designing out crime principles set out in Policy 3.14 of the Saved Southwark Plan. This is also a requirement set out within the design guidance of the AAP to create active frontages onto open space, in this case new public realm space.



Details architectural design and materiality

116. The proposed massing would span across the St James's Road frontage, taking cues from the form and proportions of the existing building. The resulting extension would read as a singular addition but would be broken up by inset balconies dividing the elevation into three rhythmic portions. Whilst these serve as massing breaks, this architectural choice also bears an element of functionality, creating of a series of private amenity spaces to feature along the primary elevation and contributing to the further enlivening of all frontages. This choice also allows the development to explore opportunities for enhanced residential accommodation through better aspect, more daylight and natural ventilation inbuilt into the design of the scheme.
117. The elevational strategy is designed with a simplistic material palette choice consisting of concrete framing, galvanised metal panels, columns, balustrades and glazed openings with metal framed windows. The deliberate contrast in material would read as a modern addition to a building, rather than an extended building. Officers have no objections to the aesthetic principles chosen, as a reflection of the succession of different industrial processes hosted on this site and as a marker of the longstanding industrial heritage along St James's Road
118. It is worth noting that the building would utilise wholly modular off site construction methods. Whilst this offers number of benefits including a higher performing building fabric, this can sometimes result in repetitive façade treatments. Officers are satisfied that sufficient variety has been achieved through the incorporation of subtle pattern, variety and depth. At the south east corner, the proposed frame extends up from the ground through the extension, linking old and new. The structure serves to frame the windows in the existing building, matching the rhythm

defined on the upper levels, creating a strong vertical articulation and integrating the contemporary component whilst maintaining clarity within the design. The interplay of tall expanses of glazing and panelling enhance the verticality of the proposed massing and reinforces the slenderness of its proportions.

119. Although the frame was initially proposed in steel, this has been revised following recent discussions with officers and the applicant is now exploring a muted concrete finish. This would be in character with the existing building which also is also concrete framed and features concrete detailing around the windows. The existing brickwork would be retained and left exposed. Officers consider that this approach would accord with the design principles of the AAP which in Sub Area 2 (p. 101) requires buildings to be broken down in to appropriate rhythms, and designed to reflect industrious uses, utilising materials such as brick, concrete and natural coloured metal.
120. On this application site in particular the success of the proposal will be reliant on the detailed design and the quality of the specified materials. In order to ensure that this is realised in the final building, the imposition of planning conditions have been recommended to require samples of all facing material. These are to be presented on site and detailed drawings to be submitted for approval by the local authority. To maintain the simplicity of the design, planning conditions are also recommended to restrict the installation of anything external that would compromise the simplicity of the design.

Vignettes of Proposed Architectural Approach:



1. Existing concrete details around windows



2. Proposed concrete structural frame



3. Proposed concrete framing with galvanised metal cladding



4. Proposed galvanised metal cladding



Landscaping

121. Despite the almost full site coverage of the existing building and the nature of the development building above an existing building, the application maximises the opportunities for on site greening. Tied into the overall architectural language proposed are a number of landscaping measures that would contribute to the overall greening of the site across all levels. These strategies have been summarised as follows:

- 1) Creation of green roofs at upper levels (level 3 and roof level)
- 2) Landscaping of the existing courtyard spaces

Landscaping of the existing forecourt of the building

122. Firstly, the scheme would see the creation of a substantial new green roof on 3rd floor level (which is the roof of the existing building). Where appropriate, some of the roof area would serve as new communal amenity space. However, in the interest of protecting neighbouring residential amenity, most have not been designed with the intention of providing amenity to residents (other than visual) and will only be accessible for essential maintenance. Rather these would incorporate planting providing increased biodiversity and wildlife habitats, reduce storm water runoff and contribute to improved air quality. How the apportionment of this is achieved to meet planning policy requirements for amenity space has been detailed in the amenity paragraphs of this report. As all roofs would be looked over either by the new dwellings or by surrounding developments, the expectation and preference is that these will be a green roof system as it will be green most of the year, is reasonably biodiverse and works with a thin growing substance.
123. This landscaping strategy also extends to existing areas and proposes enhancements of areas at ground floor level which currently consists of concrete and other non-permeable materials which are remnants of the past industrial/commercial uses. These interventions have been shown indicatively on plans submitted by the applicant but is also subject to a detailed design condition which will need to demonstrate that the proposal delivers on the maximum ecological benefits. This also includes details of material palette, plant species and adaptability to ground/rooftop conditions as well as the submission of a landscaping management plan which are to be agreed in consultation with the council's ecologist.
124. Lastly some soft landscaping is proposed as part of a new boundary treatment in the form of raised metal planter boxes. Whilst the forecourt of the application site will remain largely as existing, this would contribute to improving the general pedestrian experience by introducing some greening along St James's Road which is one of the public realm aspirations of the OKR AAP and a welcomed addition of this application. The delivery of all these strategies as described above would be controlled by planning conditions requiring detailed drawings.

Ecology

125. The ecological value of the site is negligible. As well as increasing the amount of green coverage and generally reducing areas of non permeable surfaces across the development site, the applicant has also proposed the inclusion of 9 external bird boxes which are to be installed onto the elevations, the possible locations which have been indicatively marked on plans. Again, the exact specification and locations are to be agreed as part of a detailed design condition however, the principle has been reviewed by the council's ecologist and is considered to be an acceptable way of incorporating further ecological benefits onto this site.



Heritage assets

126. London Plan (2016) Policy 7.4, Local Character, states that development proposals should respond to their context, including buildings, opens spaces, street patterns and the historic environment. Southwark Core Strategy Strategic Policy 12, Design and Conservation, states that development should ensure that the significance of built heritage assets is conserved. Saved Policy 3.18, Setting of Listed Buildings, Conservation Areas and World Heritage Sites states that the immediate or wider settings of designated heritage assets must be preserved. The NPPF (2019) requires Local Authorities to consider the impact of a proposed development on the significance of a designated heritage asset. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should be categorised as either substantial or less than substantial. Substantial harm should only be permitted in exceptional circumstances. Less than substantial harm should be weighed against the public benefits of the proposal.
127. The Eveline Lowe School is the formally listed building in closest proximity to the application site. The significance of the Eveline Lowe School is primarily drawn from its historical, communal and architectural values of the building, principally in relation to its function and interior as a design driven by educational philosophy. There is no relationship or inter-visibility between the application site and the listed asset and at street level, these share no visual relationship.

128. Given the low rise industrial buildings surrounding the site, the application would see the introduction of a massing that would protrude above the immediate building lines and the proposed development would sit within the background view of the designated heritage asset. However, the background view already contains taller modern elements including the built Bermondsey Works scheme and consented schemes, the Ruby Triangle Masterplan consisting of Ruby Triangle and Carpetright schemes as well as 272 St James's Road which sits on the corner of Rolls Road and St James's Road.
129. The application would appear within that background view. It would however sit within that consented and emerging cluster, adding to the composition of taller elements. Officers are of the view that no harm would be caused by the introduction of this building to neighbouring heritage assets.

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

130. The successful implementation of the small sites policy is reliant on the consideration on impacts on amenity, specifically privacy. Policy 3.2 Protection of amenity and Strategic Policy 13 High environmental standards states that the council will not allow development where it leads to a loss amenity for neighbours. These have been detailed in the following sections and the following paragraphs assess each of the neighbouring properties in relation to the impact of the proposed development on privacy /overlooking, daylight / sunlight and overshadowing.

Impact of the proposed uses

131. The inclusion of further residential units has been raised as an issue of compatibility with the existing character of the area. For many years, the application site has operated as a commercial premise, in close proximity to residential properties. The provision of further residential units on an established residential site, is not considered to introduce a use that is incompatible with its current use. The permitted development conversion in effect introduced a use that is less likely to be compatible with the existing commercial nature of OKR11 and the principle of compatibility must also be considered against this commercial setting. Further residential units is not considered to be of harm to the character of the area, nor would they hinder the operation of the neighbouring industrial and warehousing units or their future redevelopment potential.
132. As mentioned above, the inclusion of further residential units is an accepted principle. Proximity is not considered to be an amenity issue that is preclusive of this development and noise transmission would be controlled by planning conditions. Given the orientation of the properties, there would be no direct overlooking into any primary windows or adjoining amenity areas. In relation to the extent of any perpendicular overlooking into secondary windows contained in the outriggers of the neighbouring properties, the obtuse angle from the proposed residential windows (which are at third floor level and above) would limit any potential overlooking to the closest neighbour. All other windows are considered

to be sufficiently distanced by Southwark SPD standards. To limit the perception of overlooking, the northern elevation has been designed to consider this relation by placing openings in locations where they do not provide direct oversight into other residential windows.

Daylight impacts

133. The submitted daylight, sunlight and overshadowing assessment considers the potential daylight and sunlight impacts of the proposed development on surrounding residential properties. This analysis is based on guidance published by the Building Research Establishment (BRE).
134. With regard to daylight, the Building Research Establishment (BRE) guidelines set out numerical values for both Vertical Sky Component (VSC) with the recommendation that a VSC of at least 27% or 0.8 times the existing and Daylight Distribution (DD), with at least 80% or 0.8 times the existing area of the room in front of the No Sky Line be met in order for there to be no noticeable change in daylight.
135. The numerical criteria for determining the scale of effect is based on percentage alterations, as follows:
- 0-19.9% alteration = negligible;
 20-29.9% alteration = minor;
 30-39.9% alteration = moderate;
 >40% alteration = major.
136. Given the largely industrial uses of the immediate surroundings there are only a limited number of properties in the immediate vicinity that are in residential use and therefore of a higher sensitivity to daylight/Sunlight. The submitted report has taken into account the daylight and sunlight impacts for these buildings which are in residential use which are:
- 278 St James's Road
 - 280 St James's Road
 - 282 St James's Road
 - 284 St James's Road
 - 286 St James's Road
 - 288 St James's Road
 - 290 St James's Road
 - 292 St James's Road
 - 10 – 11 Fern Walk
 - 1-2 Culloden Close
137. In addition 1 and 2 St James's Mews has also been taken into account. Given the series of conversions as a result of permitted development, the report assumes that these are at least in part in residential use. For daylight, and for the case of 1 and 2 St James's Mews, 278, 280, 282, 284, 286 and 290 St James's Road, 10 to 11 Fern Walk and 1 and 2 Culloden Close, the results of the test show that

all windows and rooms would be fully compliant with BRE guidelines. The effect on these properties is therefore considered to be negligible. For the remaining two properties which wouldn't satisfy the BRE criteria as above a more detailed account of the daylight sunlight is provided below.

288 St James's Road

The results of the VSC assessment show that 5 of the 6 windows would be fully BRE compliant. The single window, which is located on the first floor and which is likely to serve a non-habitable or as a secondary window, demonstrates a minor alteration from 22.59% to 16.59% which is a 26% reduction and by BRE criteria is considered minor. The room would however be fully compliant with the NSL with 94% of the total room still benefitting from direct skylight.

292 St James's Road

As the properties follow the same disposition the results are similar and the VSC assessment shows that 5 of the 6 windows would be fully BRE compliant. The single window, which is located on the first floor demonstrates an alteration from 3.14% to 2.42% which is a 23% reduction and by BRE criteria and is also considered minor. The room would however be fully compliant with the NSL with no reductions in the percentage of the total room area benefitting from direct skylight.

138. The results of the assessment show that 97% of the windows tested (55 out of 57) would still meet the recommended VSC levels (27% VSC) once the proposed development is constructed, and that 100% of the rooms tested (the remaining 2) would still meet the recommended NSL levels and therefore daylight impacts are considered to be 'not significant'.

Sunlight Impacts

139. The BRE sunlight tests are the Annual Probable Sunlight Hours (APSH) and the Winter Probable Sunlight Hours (WPSH) tests. If, with the proposed development in place, a window can receive more than 25% of the available APSH, including at least 5% of WPSH during the winter months, then the BRE advises that the room should still receive enough sunlight. If a window retains at least 80% of its former value in terms of both APSH and WPSH, then the BRE advises that the reduction is likely to be unnoticeable. If the overall annual loss is greater than 4% of APSH, the BRE advises that the room may appear colder and less cheerful or pleasant
140. The initial BRE target for each test is 25% APSH for annual sunlight of which 5% for winter APSH. A total of 50 windows from buildings surrounding the site were assessed for sunlight access. The APSH results show that 26 out of 50 windows tested would meet the levels recommended by the BRE Guidelines for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH). The following properties would experience minor impacts on their sunlight amenity, or have sunlight amenity that already fall below BRE guideline levels:

Property	APSH results	
282 St James's Road	No change - but levels are already below BRE guidelines in some rooms.	
284 St James's Road	Three of 4 rooms tested would deviate from BRE guidance - but levels are already below BRE guidelines. One would experience APSH reductions greater than 4%, but all APSH values would remain above those recommended by BRE.	
288 St James's Road	2 of 4 rooms tested would deviate from BRE guidance - but levels are already below BRE guidelines. One would experience APSH reductions greater than 4%, but all APSH values would remain above those recommended by BRE and only 1 would not have 5% winter APSH.	
290 St James's Road	3 of the 4 rooms would see no change with the exception of one but levels are already below BRE guidance.	
292 St James's Road	No rooms tested would deviate from existing levels - but levels are already below BRE guidelines.	
1 Culloden Close	One of the three tested would have losses greater than 4%, but results would remain well above guideline levels.	
2 Culloden Close	All three rooms tested would have losses greater than 4%, but results both in APSH and winter APSH would remain well above guideline levels.	

142. Therefore, the proposed development is not considered to have a significant impact on sunlight access to windows of surrounding developments following implementation of the development. Only in one instance would sunlight levels fall below BRE guidance as a result of the development and therefore the residual impact to these would be of negligible significance

Daylight/Sunlight impacts on existing properties of the Chevron building.

143. In this application, the assessment must also consider the impacts on the existing residential properties of the Chevron Building. The results of the ADF assessment show that of the 53 existing rooms assessed, 43 would be fully compliant with BRE guidelines. Of the remaining 10 rooms, 4 are living rooms and 6 are bedrooms. For the bedrooms, these are considered less sensitive to daylight within BRE guidelines. 5 of the 6 would retain good ADF values of between 0.62% and 0.97% when compared to the baseline target value of 1%. Of the 4 living rooms 2 would retain good ADF values of 1.02 -1.77% against a baseline

of 1.5 and the remaining 2 wouldn't experience alterations that would see significant reduction beyond baseline and consent.

144. In terms of sunlight, the results show that 22 of 24 of the windows that are relevant for this assessment would be compliant with the APSH criteria. The remaining 2 windows are ground floor and naturally are more constricted in terms of sunlight. The reduction in sunlight levels are also considered to be moderate.

Overshadowing

145. Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/ amenity spaces. An overshadowing analysis was undertaken for the existing amenity spaces for the full 24 hours on 21 March in line with the BRE guidance. The BRE advises that the amenity areas should receive a minimum of two hours on sunlight on 21 March over at least 50% of their area. If as a result of the new development an existing garden does not meet the above and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value then the loss of amenity is likely to be noticeable.
146. Given the largely industrial use of the immediate surroundings the amenity spaces considered are to the gardens to the terraced houses. Accordingly, the following open spaces in the area surrounding the development proposals have been assessed:
- 282 St James's Road
 - 292 St James's Road
 - 284 St James's Road
 - 286 St James's Road
147. In the case of 282, 284 and 286 St James's Road, these already fall below BRE guidance. The effect of the proposed development is considered to be negligible as these would remain fully compliant with the BRE guidance on March when considering the degree of reduction. No.s 288, 290 and 292 St James's Road on the other hand would see more substantive alterations from the existing baseline conditions, falling beyond the BRE guidelines. However, this is not strictly a result of the development – the conditions are exacerbated by the western orientation of the properties and low levels of light that is already received (51, 21 and 12 respectively).

Property	Overshadowing
288 St James's Road	Is below BRE guidance in its existing and consented conditions and would not be less than 0.8 times its former value
290 St James's Road	Is below BRE guidance in its existing and consented conditions and would not be less than 0.8 times its former value
292 St James's Road	Is below BRE guidance in its existing and consented conditions and the change would be more than 0.8 times its former value but this is also the resulting condition on the extant consent.

149. Whilst the proposed development has been assessed against existing baseline conditions, but it is also important to consider these in relation to the extant permission, the differences between the two and the degree of harm that would be further incurred. In relation to 288, 290 and 292 St James's Road, the results between the two are similar and it is only the case with no.288 that this application would result in further reductions beyond what has been consented. On June 21 when these amenity spaces are most likely to be used, all gardens are shown to be fully compliant with BRE guidance.

150. The daylight/sunlight test submitted demonstrates that the application under consideration does not see a diminishment of daylight/sunlight/overshadowing levels that are significantly beyond that of the consented application. Officers therefore consider that as these additional impacts are marginal, they are outweighed by the benefits of the scheme.

151.



Fig 02 - Sun Hours on Ground Diagram - Existing

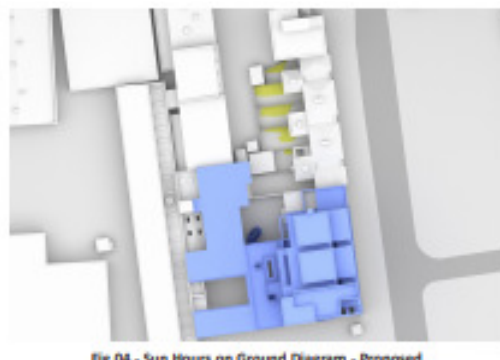


Fig 04 - Sun Hours on Ground Diagram - Proposed

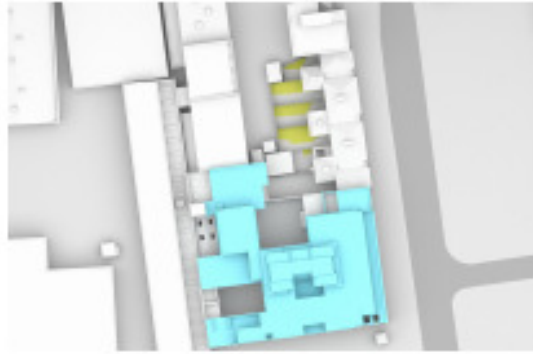


Fig 03 - Sun Hours on Ground Diagram - Consent

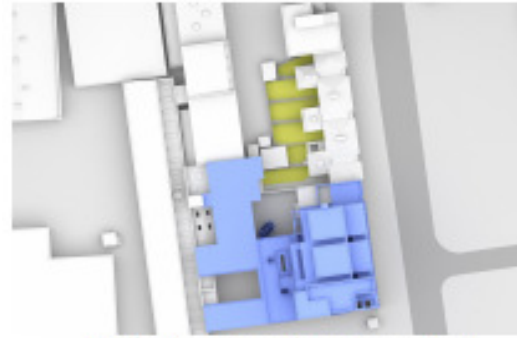


Fig 05 - Sun Hours on Ground Diagram - Proposed (June)

Conclusions on daylight/sunlight and overshadowing

152. The NPPF provides some guidance in relation to BRE guidance. Paragraph 123 of the NPPF states that “*Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account policies in the Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)*”. It is important to note that the BRE guidelines are based on a suburban environment and as such a degree of flexibility needs to be applied when considering an urban environment.
153. Particularly as whilst the BRE benchmarks are widely used, these criteria should not be seen as an instrument of planning policy. Overall, the application would not see a reduction in daylight/sunlight that would be considered harmful or that which would warrant refusal. Whilst it is acknowledged that there will be reductions in daylight and sunlight to the neighbouring properties, these generally would retain acceptable daylight and sunlight levels as although the VSC reductions to some of the windows serving these properties would not be BRE compliant, the NSL reductions would remain with the acceptable range established by the BRE.
154. Within the existing residential dwellings of the Chevron building, where the proposed conditions would lead to reductions that fall below BRE guidance, this is also considered to be acceptable in this instance given 1) that the worse case scenario still does not lead to a reduction beyond which would be considered to be harmful by BRE standards and/or 2) the baseline conditions already falls below BRE guidance.
155. In regards to overshadowing, these are also considered to be acceptable and other than at no. 292 the tested amenity spaces would see no discernible difference on the amount of daylight that is received.
156. In all cases, consideration needs to be given to the aforementioned guidance and to the urban environment in which the application site sits but also the consent. Some reduction has already established by the extant planning permission and further reductions to not go beyond those which would also be considered acceptable. When considering the above and the guidance that is provided by

both national policy and by the BRE, the impacts on daylight and sunlight are considered to be acceptable. In assessing the daylight/sunlight impacts, weight also needs to be placed on the fact that some daylight/sunlight impacts have been accepted as part of the extant scheme. The additional impacts on daylight and sunlight are minimal and are far outweighed by the provision of affordable homes.

Transport

157. Strategic policy 2 Sustainable transport of the Core strategy and Saved Policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan aim to ensure that developments do not have a harmful impact and makes provision for sustainable forms of movements.
158. The site has a PTAL of 4 and is situated within the CPZ, although on the border of the CPZ. The site is conveniently accessed in close proximity to accessible public bus service connecting to New Cross, Elephant and Castle, London Bridge, Waterloo, Liverpool Street and Kings Cross. South Bermondsey Rail station is the closest station to the application site which is 800m from the application site. The site is also located 400m from Old Kent Road (A2 corridor) with good bus services as well as Quietway 1 providing direct cycle routes to Waterloo and to Greenwich. The application site as stated above is located in an area where substantial infrastructure is being planned, being located approximately 700m from the proposed two Bakerloo Line Extension (BLE) stations. As the site layout will remain, largely to ensure continued operational requirements, the following sections in relation to transport will mostly consider the impacts on the road network and the on site provision of cycle parking.

Impacts on the local public transport network

159. Transport and parking is an issue that has been raised by several respondents, citing a lack of on-site car parking provision and resulting pressures on the public highway network as objections. The development is proposed to be car free which is compliant with the vision for a healthier Old Kent Road as detailed in emerging policy and the Mayors Transport strategy. A condition is therefore recommended requiring all marketing and promotional material to promote car free living and be explicit that these units are car free to ensure that occupants are aware that they will not be entitled to permits.
160. In addition to the above recommended condition, as a borough there is an agreement with TfL that bus services will need to be increased in the OKR area in advance of the delivery of the BLE to accommodate the demand generated by additional homes and jobs in the opportunity area. A financial contribution has therefore been agreed which will go towards improvements to bus networks ahead of the BLE and which will be secured within the s106. As per all other schemes in the opportunity area, the proposal is that there would be a maximum cap for TfL to call on of £2,700 per residential unit and which would be secured through the Legal Agreement.
161. The initial cycle strategy proposed by the applicant showed a combination of Sheffield stands, lockers and double stackers to the forecourt of the application

site. This mix is acceptable from a transport policy perspective and the innovative cycle parking proposals are considered a positive aspect of the submission. However, the placement of the cycle storage was a concern raised in a number of representations received. Following discussions with the applicant, the cycle strategy was revised and details of which now show a revised cycle strategy away from the forecourt of the application site.

162. The revised plans submitted indicates two areas where cycle parking is proposed to be accommodated within existing cycle locations in a split between an internal cycle storage area and a covered cycle rack in the courtyard. Some short stay cycle parking is proposed near the residential entrance. A number of comments have also been raised commenting on the existing cycle provision. Although not within the remit of this application to remediate, the applicant has proposed the consolidation of cycle and refuse to meet the needs of the entire Chevron building, retaining the provision of 51 existing cycles spaces in a mix of new of wall mounted and double tiered stands with some provision for Sheffield stands for the short stay requirements. An additional 22 spaces would be provided to meet the demand of the new dwellings accommodated within the consolidated strategy. Overall this would be acceptable level of parking with the storage being convenient and accessible in accordance with policy 5.3 Walking and Cycling of the Saved Southwark Plan. Conditions are recommended requiring detailed design and will be required to remain in perpetuity unless agreed with in writing by the Local Authority.
163. Servicing is proposed to be undertaken using the existing arrangements ie on street. Normally, the Council's preference would be for servicing to be undertaken from within the curtilage of the site. However, the nature of the development and the existing conditions are such that it would not be possible to provide off street servicing. The refuse area, which is discussed in more detail in later sections of this report, is located in an easily accessible location and is in this particular instance is considered to be acceptable.

Conclusion

164. The proposal has been reviewed and there is unlikely to be any impact on the local highway network, public transport services or active transport routes. A delivery and servicing Plan should be provided to show how servicing trips will be managed in the development.
165. The S106 agreement will include a contribution towards the delivery of Infrastructure for the cycle hire expansion scheme of £50 per residential unit which totals £750.0. For information the initial programme will see 3 docking stations between Bricklayers Arms existing docking stations and Ilderton Road. This is part of a programme of extensions to link Burgess Park to Bermondsey station and Canada Water.

Construction

166. As mentioned in earlier sections of this report, the construction methodology proposed as part of this application is for modern method of construction. Aside

from the efficiency and sustainability elements, it offers the benefits of being less disruptive than a traditional construction method as it would see the majority of the construction taking place off site, in a factory, which limits on site works to enabling and assembly. This is considered to be an improvement on the consented scheme.

167. A preliminary draft of the Construction Logistics Plan (CLP) has been submitted to accompany the application and which has been developed to provide the management framework required for the planning and implementation of construction activities on site. This includes impacts on the highway as a result of construction, deliveries and removal of construction material, best practice in relation to dust, noise and monitoring. The CLP draft also details that notices will be placed and a single point of contact be known to residents, neighbours and neighbouring businesses.
168. The S106 Agreement would secure a full detailed Construction and Environmental Management Plan (CEMP) and a £40 per unit contribution for Construction Management within the OKR AAP area. This is to enable the council to manage cumulative impacts on the highways and environment.

Conclusion on transport impacts

169. The securing of a cycle storage as proposed in the transport strategy ensures that the cycle storage for the entire Chevron building is subject to a detailed design condition which will ensure that it is retained as such in perpetuity and which given the previous permitted development conversion was not secured at the time.
170. Subject to the adherence to the S106 obligations and planning conditions mentioned in this section of the report the proposal is supported as it is considered that the impacts on the transport network are minimal. As per advice from the Highways Team, conditions are required that would require the applicant to repair/make good any damages to the kerb/pavement as a result of construction.

Sustainable development implications

Energy

171. 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. Residential developments would be expected to achieve net zero carbon. An Energy statement has been submitted based on the Mayor's hierarchy as set out within policy 5.2 of the London Plan.

Be Lean (use less energy)

172. 'Be Lean' refers to the approach taken by the design team to maximise the

positive aspects of the scheme's passive design to minimise the base energy demand of the buildings. As part of this application, key passive ('Be Lean') design features include:

1. The specification of a higher performing building envelope with better U-Values than the minimum required within the approved document Part L2A with consistent thermal bridging and a good level of low air permeability. This reduces the developments winter heat loss and required heat energy and is again achieved through the method of construction proposed.
2. Active design measures include the use of mechanical ventilation with heat recovery (MVHR) and efficient heating and ventilation systems with energy efficient fixtures.
3. The ample daylight and sunlight within the dwellings, enabled by the aspect proposed.

173. After the incorporation of 'Be Lean' passive and active energy efficiency measures, the domestic CO₂ emissions would be 32% lower than a Part L1A 2013 compliant development, which is the baseline scheme.

Be clean

174. The proposed design maximises energy efficiency and follows principles of good active system design. Given the nature of the development as an upwards extension, the application has been designed to make use of available energy networks. At present there is no available district heating system. The proposal has been designed to be easily connected to the proposed district heating system that is in the plans for the local area - the South East London Combined Heat and Power network (SELCHP) by proposing a CHP plant which has the abilities to be retrofitted to SELCHP. Once connected to SELCHP a greater level of carbon reduction would be achieved. Given the centralised substation, connection to SELCHP would also result in an improved reduction in regulated CO₂ emissions in the existing residential portion, which although at this stage not quantified is an additional benefit of the scheme under consideration. This would be required by Section 106 agreement.

175. 'Be Clean' measures would provide a further 15% reduction in domestic CO₂ emissions, amounting to 47% along with 'Be Lean' measures.

Be Green

176. To satisfy the final tier of the energy hierarchy, 'be green', an air to water Heat Pump and a Waste Water recovery system are proposed which would offer the best efficiency and have been considered suitable for the proposed scheme.

177. 'Be Green' measures would provide a further 2% reduction in domestic emissions, amounting to a total saving of 49% across the residential component of the proposed development. This represents an annual saving of approximately 8.25 tonnes of CO₂. To enable the new dwellings to meet the net zero carbon target, a

one off carbon offset payment of approximately £27,910.24 will be required in line with Southwark's Core Strategy and London Plan Policy. This figure is based on a shortfall of 15.5 tonnes CO₂ per year for a period of 30 years at a rate of £60/tonne of CO₂. The applicant has agreed to make this contribution which would be secured through the Section 106 Agreement and would make this aspect of the scheme fully policy compliant.

Air Quality

178. 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 use of the development. Southwark Plan Policy 3.6, Air Quality, states that planning permission will not be granted for development that would "lead to a reduction in air quality." London Plan (2016) Policy 7.14 states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality.
179. The Air Quality Assessment describes any potential impacts on local air quality, as a result of the development but also on the impacts on emissions from the road network on future residents. The document found that construction and associated operations activities would pose a risk that without mitigation are considered to be 'not significant' - with low risk of dust impacts and increases in particulate matter (PM₁₀) concentrations. This is a result of most of the construction taking place off site. It also identified that through good site practice and the implementation of suitable mitigation measures, the effect of dust releases would be managed and reduced. These will be secured through the CEMP required by the Section 106 Agreement. The details of the Air quality assessment have been reviewed by the Council's EPT team who confirm that the findings are fully accepted.
180. The assessment concluded that the residual effects of dust and PM₁₀ generated by construction activities on air quality would not be significant. The residual effects of emissions to air from construction vehicles on local air quality were also not considered to be significant and would remain below the relevant benchmarks therefore satisfying the requirement for developments to be air quality neutral.

Refuse

181. The planning permission as originally submitted contained a refuse strategy which would place the bins within the forecourt of the building. Whilst this refuse management strategy would have been in accordance with the Southwark's guidance, similarly to the cycle storage, a consolidation/intensification of existing bins is proposed following consultation comments to meet the needs of existing and proposed residents. The amount is proposed based on the Southwark Waste Guidance notes for Residential development. The proposal can be broken down as follows:

Recycling: 2260L (to meet 34 existing units) + 1065L (to meet 34 existing units) = 3325L

3x 1100L eurobin would be provided

Refuse: 3390L (to meet 34 existing units) + 1598L (to meet 34 existing units) = 4988L (5x) 1100L eurobin would be provided

182. The existing bin store will be reconfigured to meet the aforementioned quantum for 3 1100L eurobins and 5x 1100L Eurobins for recycling and refuse respectively. The collection point will remain as existing and at the closest point will be less than 10m away from the kerbside and therefore is also policy compliant. Further details will be addressed through the delivery and service plan.

Other matters

Flood Risk

183. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency (EA) initially objected to the proposal on the basis of a lack of a flood Risk Assessment. Officers have been in discussions with the EA and LBS flood risks team alike. Following further conversations and based on the submitted information contained within the relevant documents the EA retracted their letter of objection and confirmed that the proposed units, at third floor level, will be above the 2100 breach flood level. The EA made recommendations including a flood risk and evacuation management plan which the applicant has agreed to and is proposed to be secured in by condition.

Greenfield runoff rates

184. Given the nature of the development, it is not expected to be able to achieve greenfield runoff rates on site, however, some attenuation can be achieved through the extensive green roofs proposed. A full desi tailed design of the strategy should be submitted by condition and I the event that the proposed development cannot achieve greenfield runoff rates, as per the policy as contained in the draft OKR AAP, a financial contribution would be collected at £366 per cubic metre,

Planning obligations (S.106 undertaking or agreement)

185.

Planning obligation	Mitigation	Applicant's position
Housing Viability and Amenity Space		
Affordable (intermediate)	£529.4 (4 affordable homes x £132.35)	Agreed

housing Monitoring		
Public open space	£15,375 5sqm of public open space per residential unit x 205	Agreed
Transport and Highways		
Transport for London Cycle Hire expansion Scheme	£750 (£50 x 15 residential units)	Agreed
Transport for London Buses	£40,500 (£2700 x 15 residential units)	Agreed
Construction Management monitoring	£600 (£40 x 15 residential units)	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	£27,910.24	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum, equating to	Agreed
Total	£85,664.64	

186. In addition to the financial contributions set out above, the following other provisions would be secured:

- Affordable housing provisions (4 London Living Rent homes), including provision for an early stage review;
- Marketing, allocation and fit out of the wheelchair units;
- Highway works – s278 works, plan to be prepared to show the extent to be covered in the event of construction related damages to the pedestrian footway and/or kerbside to be reconstructed to SSDM standards.
- Car club membership for 3 years;
- Connection to a future district heating system when it becomes available;
- Construction and environment management plan;
- Delivery and service management plan;
- Controlled Parking Zone – ineligibility for residents to apply for parking permits;

Securing of TDO architects to deliver the building detailed design, unless otherwise agreed in writing.

187. In conclusion, the S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development
188. In the event that a satisfactory legal agreement has not been entered into by 8 April 2020 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:
189. The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and 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 (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015)".

Mayoral and borough community infrastructure levy (CIL)

190. 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.
191. In this instance a Mayoral CIL payment of £ £362,048.0 and a Southwark CIL payment of £180,790.73 would be required to total £542,838.73. These are approximate figures and also are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claims submitted after the grant of planning permission.

Community involvement and engagement

192. Consultation was carried out by the applicant prior to the submission of the planning application, and during the consideration of the application. The consultation undertaken was carried out with the local community and key stakeholders from the area which included:
 - Two meetings with Chevron Apartment residents and a number of individual follow up meetings
 - Two public consultations one on 24 July 2019 and the second on 29 August 2019.
 - Presentation to Ward Councillors
 - Introductory meeting to Chevron residents that took place on 17 July

- Distribution of consultation materials via email to those that could not previously attend

193. In addition, this included the provision of a direct point of contact by email where queries may be redirected to.

194. A detailed summary of the consultation carried out by the applicant can be found within the submitted Development Consultation Charter.

Community impact and equalities assessment

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

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

197. 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.

198. 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

199. 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.

200. This application has the legitimate aim of providing an extension to the building to provide 15 new homes alongside other enabling works. 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

201. 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.
202. 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.

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

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

Conclusion

204. The principle of extending the site has been accepted by virtue of the previous consent and under the current application, continues to be acceptable. The principle of housing on the site is also accepted, and would be in line with policy aspirations to increase the number of new homes in the area but would result in

the introduction of residential uses into the SIL. In advance of emerging policy being adopted and SIL being formally released, the proposal must be weighed against the wider regeneration benefits of the scheme which would include:

- 15 new homes to the borough's housing stock and towards the small sites target;
- 38.1% affordable housing (London Living Rent);
- Generous provision of play for younger children along with a large communal amenity for residents to use and enjoy, that includes existing residents which do not have any communal space, and in the majority of cases private amenity space;
- A contribution to new and existing parks, with delivery mechanisms secured through the Section 106;
- The site will benefit significantly from the planting of trees and landscaping features that are currently not available on site;
- The introduction of a substantial green roofs represents significant ecological gain on this site
- 100% of the homes would be marketed to key workers.

205. In light of this, officers consider that the departure from the adopted local plan policy and the principle of the proposed development in land use terms should be supported.

206. The proposals would deliver 15 units for key workers and designed to the highest quality architectural quality. This includes the quality of the residential accommodation which is considered to be excellent. The proposal would be car free, proposing sufficient cycle and contributions for infrastructure delivery to support growth in the Opportunity Area.

207. The impacts of the scheme in relation to daylight and sunlight, are on balance considered acceptable, and whilst there would be departures from the BRE guidelines, the daylight and sunlight levels are still considered adequate for a dense urban area.

208. It is therefore recommended that planning permission be granted subject to conditions and the agreement of a Section 106 Legal Agreement under the terms as set out above.

Background Documents

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

Appendices

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alicia Chaumard, Old Kent Road Regeneration Team	
Version	Final	
Dated	27 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		30 October 2020

APPENDIX 1**Consultation undertaken****Site notice date:** 09/01/2020**Press notice date:** 09/01/2020**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 06/01/2020**Internal services consulted**

Environmental Protection

Transport Policy

Ecology

Flood Risk Management & Urban Drainage

Waste Management

Statutory and non-statutory organisations

Thames Water

Environment Agency

Neighbour and local groups consulted:Phoenix Primary School Marlborough
Grove LondonSt James Studio 330 St Jamess Road
LondonUnit 1 The Old Bike Shed 330-334 St
Jamess Road LondonFlat 1 The Studio 330 St Jamess Road
LondonFlat 2 The Studio 330 St Jamess Road
LondonGround Floor Unit 1 St James Industrial
Mews 276 St Jamess Road43 Sherwood Gardens London
Southwark50 Sherwood Gardens London
Southwark47 Sherwood Gardens London
SouthwarkUnit 5 St James Industrial Mews 276 St
Jamess Road32 Chevron Apartments 294 St Jamess
Road LondonFlat 10 276C St Jamess Road London
Unit C1 Six Bridges Trading Estate
Marlborough Grove

306 St Jamess Road London Southwark
 Flat 9 272 St Jamess Road London
 Flat 3 272 St Jamess Road London
 Flat 7A 276B St Jamess Road London
 Flat 10 272 St Jamess Road London
 Flat 6 272 St Jamess Road London
 Flat 1 272 St Jamess Road London
 Flat 14B 276B St Jamess Road London
 Flat 4 272 St Jamess Road London
 Unit C3 Six Bridges Trading Estate
 Marlborough Grove
 Flat 6 276C St Jamess Road London
 Flat 5 Wetton House 278 St Jamess
 Road
 Flat 11 272 St Jamess Road London
 310-326 St Jamess Road London
 Southwark
 286 St Jamess Road London Southwark
 Flat 14A 276B St Jamess Road London
 1 Ivy Court Argyle Way London
 Gospel Of Light Unit 4 St James
 Industrial Mews 276 St Jamess Road
 Unit E Six Bridges Industrial Estate
 Marlborough Grove
 332 St Jamess Road London Southwark
 Flat 9 Wetton House 278 St Jamess
 Road
 Flat 7 276C St Jamess Road London
 23 Chevron Apartments 294 St Jamess
 Road London
 2 Chevron Apartments 294 St Jamess
 Road London
 Flat 11 276B St Jamess Road London
 Flat 12 272 St Jamess Road London
 76 Rolls Road London Southwark
 2 Ivy Court Argyle Way London
 First Floor 330 St Jamess Road London
 Unit 5A St James Industrial Mews 276 St
 Jamess Road
 Unit 2 The Old Bike Shed 330-334 St
 Jamess Road London
 Unit 2 Including First Floor Unit 1 St
 James Industrial Mews 276 St Jamess
 Road
 Flat 20 Archers Lodge 17 Culloden
 Close
 5 Winter Lodge 1 Fern Walk London
 5 Ivy Court Argyle Way London

2 Culloden Close London Southwark
 Flat 6 Wetton House 278 St Jamess
 Road
 7 Chevron Apartments 294 St Jamess
 Road London
 1 Chevron Apartments 294 St Jamess
 Road London
 4 Chevron Apartments 294 St Jamess
 Road London
 9 Chevron Apartments 294 St Jamess
 Road London
 Flat 12 276B St Jamess Road London
 Flat 6 276B St Jamess Road London
 12 Chevron Apartments 294 St Jamess
 Road London
 15 Chevron Apartments 294 St Jamess
 Road London
 33 Chevron Apartments 294 St Jamess
 Road London
 27 Chevron Apartments 294 St Jamess
 Road London
 17 Chevron Apartments 294 St Jamess
 Road London
 30 Chevron Apartments 294 St Jamess
 Road London
 25 Chevron Apartments 294 St Jamess
 Road London
 22 Chevron Apartments 294 St Jamess
 Road London
 20 Chevron Apartments 294 St Jamess
 Road London
 Flat 9 276B St Jamess Road London
 Flat 3 276B St Jamess Road London
 16 Culloden Close London Southwark
 Flat 2 Wetton House 278 St Jamess
 Road
 Flat 12 Archers Lodge 17 Culloden
 Close
 10 Fallow Court Argyle Way London
 Flat 5 272 St Jamess Road London
 Flat 6 Archers Lodge 17 Culloden Close
 1 Culloden Close London Southwark
 12 Fallow Court Argyle Way London
 282 St Jamess Road London Southwark
 29 Chevron Apartments 294 St Jamess
 Road London
 Flat 7 Wetton House 278 St Jamess
 Road

9 Culloden Close London Southwark
 Flat 1 Wetton House 278 St Jamess Road
 49 Sherwood Gardens London Southwark
 Flat 11 Archers Lodge 17 Culloden Close
 Flat 8 Archers Lodge 17 Culloden Close
 Flat 3 Archers Lodge 17 Culloden Close
 3 Culloden Close London Southwark
 3 Winter Lodge 1 Fern Walk London
 11 Fern Walk London Southwark
 6 Ivy Court Argyle Way London
 290 St Jamess Road London Southwark
 18 Chevron Apartments 294 St Jamess Road London
 13 Chevron Apartments 294 St Jamess Road London
 Flat 2 276A St Jamess Road London
 Flat 13 Wetton House 278 St Jamess Road
 4 Fern Walk London Southwark
 9 Winter Lodge 1 Fern Walk London
 Unit B1 Six Bridges Trading Estate Marlborough Grove
 Flat 4 276C St Jamess Road London
 Flat 11 Wetton House 278 St Jamess Road
 11 Culloden Close London Southwark
 6 Winter Lodge 1 Fern Walk London
 13 Fern Walk London Southwark
 28 Chevron Apartments 294 St Jamess Road London
 16 Chevron Apartments 294 St Jamess Road London
 3 Chevron Apartments 294 St Jamess Road London
 Flat 4 Wetton House 278 St Jamess Road
 13 Culloden Close London Southwark
 Flat 15 Archers Lodge 17 Culloden Close
 Flat 10 Archers Lodge 17 Culloden Close
 12 Culloden Close London Southwark
 7 Fallow Court Argyle Way London
 Flat 14 Wetton House 278 St Jamess Road
 Flat 3 Wetton House 278 St Jamess Road
 Warehouse 310-326 St Jamess Road London
 51 Sherwood Gardens London Southwark
 Flat 14 Archers Lodge 17 Culloden Close
 7 Culloden Close London Southwark
 1 Winter Lodge 1 Fern Walk London
 6 Fern Walk London Southwark
 3 Ivy Court Argyle Way London
 24 Chevron Apartments 294 St Jamess Road London
 Flat 12 276C St Jamess Road London
 Flat 5 276C St Jamess Road London
 Flat 12 Wetton House 278 St Jamess Road
 Flat 10 Wetton House 278 St Jamess Road
 Flat 17 Archers Lodge 17 Culloden Close
 44 Sherwood Gardens London Southwark
 11 Winter Lodge 1 Fern Walk London
 5 Fern Walk London Southwark
 288 St Jamess Road London Southwark
 Flat 2 272 St Jamess Road London
 Flat 1 276C St Jamess Road London
 39 Sherwood Gardens London Southwark
 Flat 1 Archers Lodge 17 Culloden Close
 4 Culloden Close London Southwark
 7 Winter Lodge 1 Fern Walk London
 10 Fern Walk London Southwark
 3 Fern Walk London Southwark
 2 Fern Walk London Southwark
 9 Fallow Court Argyle Way London
 284 St Jamess Road London Southwark
 Flat 2 276B St Jamess Road London
 Flat 1 276B St Jamess Road London
 31 Chevron Apartments 294 St Jamess Road London
 11 Chevron Apartments 294 St Jamess Road London
 Flat 11 276C St Jamess Road London
 Flat 8 Wetton House 278 St Jamess Road

42 Sherwood Gardens London
 Southwark
 Flat 2 276C St Jamess Road London
 Flat 7 Archers Lodge 17 Culloden Close
 15 Culloden Close London Southwark
 5 Culloden Close London Southwark
 41 Sherwood Gardens London
 Southwark
 38 Sherwood Gardens London
 Southwark
 Flat 18 Archers Lodge 17 Culloden
 Close
 Flat 16 Archers Lodge 17 Culloden
 Close
 8 Culloden Close London Southwark
 6 Culloden Close London Southwark
 Flat 10 276B St Jamess Road London
 Flat 4 276B St Jamess Road London
 34 Chevron Apartments 294 St Jamess
 Road London
 21 Chevron Apartments 294 St Jamess
 Road London
 8 Chevron Apartments 294 St Jamess
 Road London
 6 Chevron Apartments 294 St Jamess
 Road London
 Flat 8 276C St Jamess Road London
 Flat 3 276C St Jamess Road London
 Flat 1 276A St Jamess Road London
 Flat 15 Wetton House 278 St Jamess
 Road
 Ground Floor Rear 332 St Jamess Road
 London
 10 Winter Lodge 1 Fern Walk London
 8 Fallow Court Argyle Way London
 Store 310-326 St Jamess Road London
 8 Winter Lodge 1 Fern Walk London
 8 Fern Walk London Southwark
 The Studios 330 St Jamess Road
 London
 Workshop 330-334 St Jamess Road
 London
 Flat 13 Archers Lodge 17 Culloden
 Close
 14 Chevron Apartments 294 St Jamess
 Road London
 Flat 23 Archers Lodge 17 Culloden
 Close
 Flat 21 Archers Lodge 17 Culloden
 Close
 9 Fern Walk London Southwark
 Flat 7 276B St Jamess Road London
 Flat 7 272 St Jamess Road London
 Flat 5 Archers Lodge 17 Culloden Close
 Flat 2 Archers Lodge 17 Culloden Close
 2 Winter Lodge 1 Fern Walk London
 12 Fern Walk London Southwark
 Unit C4 Six Bridges Trading Estate
 Marlborough Grove
 Unit D Six Bridges Trading Estate
 Marlborough Grove
 Unit C2 Six Bridges Trading Estate
 Marlborough Grove
 Flat 8 272 St Jamess Road London
 Mr J D Arnold 330-334 St Jamess Road
 London
 46 Sherwood Gardens London
 Southwark
 45 Sherwood Gardens London
 Southwark
 Flat 22 Archers Lodge 17 Culloden
 Close
 Flat 19 Archers Lodge 17 Culloden
 Close
 Flat 9 Archers Lodge 17 Culloden Close
 14 Culloden Close London Southwark
 10 Culloden Close London Southwark
 12 Winter Lodge 1 Fern Walk London
 4 Winter Lodge 1 Fern Walk London
 7 Fern Walk London Southwark

57 Sherwood Gardens London Southwark
Flat 4 Archers Lodge 17 Culloden Close
4 Ivy Court Argyle Way London
11 Fallow Court Argyle Way London
292 St Jamess Road London Southwark
328 St Jamess Road London Southwark
48 Sherwood Gardens London Southwark
Flat 5 276B St Jamess Road London
26 Chevron Apartments 294 St Jamess Road London
19 Chevron Apartments 294 St Jamess Road London
10 Chevron Apartments 294 St Jamess Road London
Flat 9 276C St Jamess Road London
Flat 14 276B St Jamess Road London
Flat 13 276B St Jamess Road London
Flat 8 276B St Jamess Road London
5 Chevron Apartments 294 St Jamess Road London

Re-consultation:

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

Design and Conservation Team [Formal]
 Ecology
 Environmental Protection
 Highways Development and Management
 Urban Forester

Statutory and non-statutory organisations**Neighbour and local groups consulted:**

56 Beauval Road London SE22 8UQ
 40 Danecroft Rd London SE24 9NZ
 118C Lordship Lane London SE22 8HD
 Unit 4. Blackwater Court 17-19 Blackwater
 Street East Dulwich
 31 Lait House 1 Albemarle Road
 Beckenham
 Flat 3, York House Bassano Street East
 Dulwich
 13 Blackwater Street London SE22 8RS
 Flat 5, York House Bassano Street
 London
 311 Shakespeare Road London SE24
 0QD
 74 Waverley Road Oxshott KT22 0RZ
 Beauchamp road Croydon SE19 3DB
 Flat 3, Park House Bassano Street East
 Dulwich
 43 Mount Adon Park London SE22 0DS
 31 Burbage rd LONDON SE24 9HB
 FLAT 3 BELVOIR LODGE 59
 UNDERHILL ROAD LONDON
 Flat 4, Beech Court 69 wood vale London
 Flat 4, Beech Court, 69 Wood Vale
 London
 7 George Mews London SW9 7AB
 25 Shawbury Road London SE22 9DH
 Park House Bassano Street London
 9 Blackwater Street London SE22 8RS
 4 Quaker Close Sevenoaks TN13 3XG
 3A Thorne Terrace London SE15 3LN
 124a Colney Road Dartford DA1 1UH
 247 Manwood Road London Se4 1sf
 69 Memorial Avenue London E15 3BS
 23 Aveline Street London SE11 5DJ
 4 Prima Road London SW9 0NA

91 Grove Lane London
 17 Pickworth close London Sw8 2TS
 26 Sancroft street Kennington
 65 Sunny Bank South Norwood London
 1 Claylands Road London SW8 1NU
 2 Winford Court London SE15 5JE
 4 Park House Bassano Street London
 UNIT 3 PUSH STUDIOS 21
 BLACKWATER STREET EAST DULWICH
 LONDON SE22 8SD
 83 Stradella Rd Herne Hill London
 80 Crawthorpe Grove London SE22 9AB
 35 Parade Square Colchester CO2 7GP
 5 Grover house Vauxhall street London
 2 Beauval Road London SE22 8UQ
 52 Hillcourt London SE22 0PE
 198 Lordship Lane London SE22 8LR
 31a Morat Street London SW9 0RJ
 31-33 Milton Road Flat 8 London
 Medlar Cottage Primrose lane Bredgar
 1 Raeburn Road Blackfen Sidcup
 5 grover house Vauxhall street London
 128-130 Lordship Lane London Southwark
 174 Green Lane London SW16 3NE
 Apt 3 12 Fairclough Street London E1 1PT
 20 Groveway London SW9 0AR
 Unit 2, 17-19 Blackwater Street London
 SE22 8SD
 9 Blackwater Street London Southwark
 7 Blackwater Street London Southwark
 6 Lynford French House Thrush street
 Walworth
 25 Bassano Street London SE22 8RU
 100 Woodside Green London SE25 5EU
 10 Bassano Street London SE22 8RU

11 Edgewood Green Croydon Surrey
51 Elderton road Sydenham London
43 Murchison Avenue Bexley Da5 3ln
55 glenwood road London SE64NF
2 St Stephens Terrace London
12 Bassano Street London SE22 8RU
12 Bassano St London SE22 8RU
128 - 130 lordship lane london se22 8hd
11 hillcourt Rd London SE22 8SD
6 Woodcombe crescent London SE23 3BG
5 Blackwater street London Se22 8rs
12 Glenalmond House London SW15 3LP
16 Bassano Street East Dulwich London
479 LORDSHIP LANE LONDON SE22 8JY
79 Lambert Road London SW2 5BB
3 Blackwater Street East Dulwich London
18 Blackwater Street London SE22 8RS
3 Blackwater Street East Dulwich London
21 Hermitage Court Woodford Road London
130 Lordship Lane London SE22 8HD
Flat 65 County House 241 Beckenham Road London

APPENDIX 3**Relevant planning history**

Reference and Proposal	Status
17/AP/3129 Construction of a roof level extension to accommodate 9 residential apartments (Class C3), in a mix of 2 x 1 bedroom units, 6 x 2 bedroom units and 1 x 3 bedroom unit.	Refused 11/10/2017
18/AP/0930 Construction part one, part two storey roof level extension (fourth and fifth floor) to create 8 residential apartments (Class C3) comprised of 3 x 1 bedroom units and 5 x 2 bedroom units	Granted with Legal Agreement 04/12/2018
19/EQ/0087 Proposed extension to building for residential use	Pre-Application Enquiry Closed 06/08/2019

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	Skyroom Ltd	Reg. Number	19/AP/6395
Application Type	Full Planning Application		
Recommendation	Grant subject to Legal Agmt, GLA	Case Number	

Draft of Decision Notice

Planning Permission was **GRANTED** for the following development:

Extension of the existing building to provide 15 no. residential (C3) apartments together with other associated and enabling works

At: Chevron Apartments, 294 -304 St James's Road London SE1 5JX

In accordance with application received on

and Applicant's Drawing Nos.:

1868(00)001 Site location Plan
 1868(00)102_Rev.4 Proposed Block plan
 1868(00)112_Rev.P5_Proposed Ground Floor Plan
 1868(00)112_Rev.P5_Proposed Second Floor Plan
 1868(00)113_Rev.P5_Proposed Third Floor Plan
 1868(00)114_Rev.P5_Proposed Fourth Floor Plan
 1868(00)115_Rev.P5_Proposed Fifth Floor Plan
 1868(00)116_Rev.P5_Proposed Sixth Floor Plan
 1868(00)117_Rev.P5_Roof Plan
 1868(00)120_Rev.P5_Proposed East Elevation
 1868(00)121_Rev.P5_Proposed North Elevation
 1868(00)123_Rev.P5_Proposed South Elevation
 1868(00)130_Rev.P5_Proposed Section AA
 1868(00)130_Rev.P5_Proposed Section CC
 1868_DAS_Rev.P5_Part 1
 1868_DAS_Rev.P5_Part 2
 1868_DAS_Rev.P5_Part 3

Noise Impact assessment [prepared by Adnit Acoustics dated 24 October 2019]

Energy statement [prepared by Caldwell dated 04 November 2019]
 Air Quality Assessment [prepared by Air Quality Consultants dated October 2019]
 Daylight/Sunlight report [prepared by the Chancery Group, dated 30 October 2019]
 Viability Assessment Executive summary
 Economic Viability appraisal Report
 Viability Assessment Executive Summary
 Preliminary [Draft] Construction Management Plan

Subject to the following 39 conditions:

Time limit for implementing this permission and the approved plans

1 Approved Plans

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

1868(00)001 Site location Plan
 1868(00)102_Rev.4 Proposed Block plan
 1868(00)112_Rev.P5_Proposed Ground Floor Plan
 1868(00)112_Rev.P5_Proposed Second Floor Plan
 1868(00)113_Rev.P5_Proposed Third Floor Plan
 1868(00)114_Rev.P5_Proposed Fourth Floor Plan
 1868(00)115_Rev.P5_Proposed Fifth Floor Plan
 1868(00)116_Rev.P5_Proposed Sixth Floor Plan
 1868(00)117_Rev.P5_Roof Plan
 1868(00)120_Rev.P5_Proposed East Elevation
 1868(00)121_Rev.P5_Proposed North Elevation
 1868(00)123_Rev.P5_Proposed South Elevation
 1868(00)130_Rev.P5_Proposed Section AA
 1868(00)130_Rev.P5_Proposed Section CC
 1868_DAS_Rev.P5_Part 1
 1868_DAS_Rev.P5_Part 2
 1868_DAS_Rev.P5_Part 3

Reason:

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

2 Time Limit

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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in

connection with implementing this permission is commenced.

3 Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

To follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- Section 61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- 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/>

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

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).

4 Construction Logistics Plan (CLP)

Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved in writing by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority. Further information and guidance is available at <http://content.tfl.gov.uk/constructionlogistics-plan-guidance-for-developers.pdf>

Reason:

To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

5 Acoustic Assessment

Prior to works commencing on site, an acoustic assessment shall be conducted in accordance with the methodology of BS4142:2014+A1:2019 to determine the impact of the existing commercial operations to the north and west on the proposed residential dwellings. The assessment shall be accompanied by a scheme of mitigation measures as necessary to mitigate and minimise any adverse effects on residential amenity. The assessment and scheme of mitigation shall be submitted to the Local Planning Authority for approval, and once approved shall be implemented in full. Mitigation measures shall be permanently maintained thereafter. If no additional mitigation is required beyond that to achieve satisfactory internal noise levels due to environmental noise (as per the previous condition), then confirmation of this shall be provided following the assessment results.

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).

6 External Bird Boxes

Before any above works hereby authorised begins (excluding demolition), details of bird boxes shall be submitted to and approved in writing by the Local Planning Authority. No less than 12 external bird boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The features shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The external boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the external boxes features and mapped locations and Southwark Council agreeing the submitted plans. A post completion

assessment will be required to confirm the features have been installed to the agreed specification.

Reason:

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

7 Contamination

a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment. This shall include a site walkover survey, identification of potential contaminants of the land and controlled waters and production of a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

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

8 External Bird Boxes

Before any above works hereby authorised begins (excluding demolition), details of bird boxes shall be submitted to and approved in writing by the Local Planning Authority. No less than 12 external bird boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The features shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The external boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the external boxes features and mapped locations and Southwark Council agreeing the submitted plans. A post completion assessment will be required to confirm the 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.

9 Detailed drawings

Prior to commencement of any works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 Location and Design of Tall Buildings of the London Plan 2016, Strategic Policy SP12 'Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007)

10 Material Samples

Prior to the commencement of any above grade works (excluding demolition), samples of all external facing materials of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development

shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied 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, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 ' Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007)

11 Hard and soft landscaping

Prior to the commencement of any landscaping works, 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 access, terraces, 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 The National Planning Policy Framework 2019 Chapters 8, 12, 15 & 16 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.

12 Green roofs for biodiversity

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

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

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

with the details so approved and shall be maintained as such thereafter.

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

Reason:

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

13 Cycle Storage

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles including short-stay parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

14 Wheelchair and adaptable units

Prior to the commencement of any above grade works (excluding demolition) the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

- M4 (Category 2) 'accessible and adaptable':- all remaining units
- M4 (Category 3) 'accessible and adaptable':- one unit

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted

are occupied or the use hereby permitted is commenced.

15 Refuse management

Before the first occupation of the extension hereby permitted, details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers. 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 Policy 3.7 Waste Reduction of The Southwark Plan 2007

16 Landscape management Plan

Before the first occupation of the development hereby permitted, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criterion of BREEAM (LE5) to monitor long term impact on biodiversity, a requirement is to produce a Landscape and Habitat Management Plan.

17 Playspace

Before the first occupation of the development hereby permitted, the applicant shall submit details of all the play spaces proposed and details of the play equipment to be installed on the site, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All play space and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2019 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

18 Marketing Material

Prior to the marketing of the development to residential occupiers, details of the marketing materials shall be submitted and approved in writing by the Local Planning Authority clearly identifying the development hereby permitted for Key Workers and as car free. Marketing materials must promote car free living so it is clear to all future occupiers of the development that they will not be entitled to permits.

Reason:

In order that the Council may be satisfied with the details of the marketing strategy to ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011, Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007 and the Affordable Housing SPD (2011).

19 Noise Transfer

The habitable rooms within the development sharing a party wall element with adjoining apartments shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises 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.

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

20 Internal Noise Levels

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

Bedrooms - 35dB $L_{Aeq T \dagger}$, 30 dB $L_{Aeq T *}$, 45dB $L_{AFmax T *}$

Living and Dining rooms- 35dB $L_{Aeq T \dagger}$

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

† - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

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.

21 Plant Noise

The Rated sound level from any plant operating at the development, together with any associated ducting, shall not exceed the Background sound level ($L_{A90\ 15min}$) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

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

22 Flood Warning and Emergency Evacuation Plan,

The ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval in writing prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan. It should also provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

Reason:

To ensure that occupants have the opportunity to respond to Environment Agency flood warnings.

23 Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters in accordance with Saved Policies 3.1 Environmental Effects, 3.2 Protection of amenity of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy

Framework 2019.

24 Parking Permit

No developer, owner or occupier of any part of the extension hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any future controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

25 Plant Noise

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.

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 Saved Policy 3.2 Protection of amenity of the Southwark Plan (2007), Strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

26 Restriction on the installation of appurtenances on the elevations

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the extension hereby permitted.

Reason:

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

27 Sustainable Strategy

The development hereby permitted shall be constructed to include the energy efficiency measures stated in the Energy Statement prepared by Caldwell dated November 2019 and submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2015.

28 Contamination

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.

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 Saved Policy 3.2 Protection of amenity of the Southwark Plan (2007), Strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

Statement of positive and proactive action in dealing with the application

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



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CONTENTS

RECOMMENDATION.....	2
BACKGROUND INFORMATION.....	2
Site location and description.....	2
Details of proposal.....	3
Relevant Planning history.....	3
KEY ISSUES FOR CONSIDERATION.....	3
Summary of main issues	3
Legal Context	3
Planning policy	4
Emerging planning policy	5
Assessment.....	7
Principle of the proposed development in terms of land use	7
Impact of proposed development on amenity of adjoining occupiers and surrounding area	9
Design quality	10
Transport and highways	11
Environmental impacts	11
Other matters	12
Consultation responses from internal and divisional consultees	12
Consultation responses from external consultees	12
Community impact and equalities assessment.....	13
Human rights implications	13
Positive and proactive statement.....	13
Positive and proactive engagement: summary table	14
Conclusion.....	14

Item No. 7.3	Classification: Open	Date: 17 November 2020	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Application 20/AP/1043 for: Full Planning Application Address: UNIT 7 & 8, 17-19 BLACKWATER STREET, LONDON SOUTHWARK SE22 8SD Proposal: Demolition of 2 light industrial units (Use Class B8) and the construction of 2 x two bedroom dwellings (Use Class C3).		
Ward(s) or groups affected:	Goose Green		
From:	Abbie McGovern		
Application Start Date	09/04/2020	Application Expiry Date	04/06/2020
Earliest Decision Date	30/10/2020		

RECOMMENDATION

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

BACKGROUND INFORMATION

Site location and description

2. The application site refers to Units 7 and 8 Blackwater Court, which are light industrial units accessed from Blackwater Street. The units are single storey buildings which occupy a shared courtyard with Units 4, 5 and 6, immediately to the south of Units 7 and 8.
3. To the east of the site is the rear of East Dulwich Picturehouse Cinema, which fronts Lordship Lane, and to the north and south of the site are rear gardens of residential properties on Bassano Street and Blackwater Street. The surrounding area comprises a mix of predominantly residential and commercial uses. Lordship Lane, adjacent to the application site, is designated as a District Town Centre.
4. Unit 7 is used for storage (Use Class B8), whilst Unit 8 is currently used as a workshop and associated premises, registered as Mission Bubble Studios. Unit 8 has been subject to various enforcement cases. Notwithstanding this, the unit

does not have planning permission for such uses and is therefore unlawful. It has been subject to various enforcement cases.

5. The application site is subject to the following designations:
 - Suburban Density Zone
 - Critical Drainage Area
 - Air Quality Management Area
6. The site is not located within a conservation area and does not comprise any listed buildings, nor are any located within close proximity.

Details of proposal

7. The proposed development seeks the demolition of the existing units and the construction of 2 x part single and part two storey residential dwellings (Use Class C3). Both units would be 2 bedroom residential dwellings. Associated works also include

Relevant Planning history

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Quality of accommodation;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Design quality;
 - Transport and highways;
 - Environmental impacts;
 - Other matters;
 - Community impact and equalities assessment;
 - Human rights, and;
 - Positive and proactive statement.
10. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

11. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the

development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.

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

Planning policy

National Planning Policy Framework (the Framework)

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

London Plan 2016

14. The relevant policies from the London Plan 2016 are:
- Policy 3.3 (Increasing housing supply)
 - Policy 3.4 (Optimising housing potential)
 - Policy 3.5 (Quality and design of housing developments)
 - Policy 5.3 (Sustainable design and construction)
 - Policy 6.9 (Cycling)
 - Policy 6.13 (Parking)
 - Policy 7.5 (Local character)
 - Policy 7.6 (Architecture)

Core Strategy 2011

15. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:
- Strategic Policy 1 (Sustainable development)
 - Strategic Policy 2 (Sustainable transport)
 - Strategic Policy 5 (Providing new homes)
 - Strategic Policy 12 (Design and conservation)
 - Strategic Policy 13 (High environmental standards)

Southwark Plan 2007 - saved policies

16. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of

Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 3.2 (Protection of amenity)
- Policy 3.8 (Waste management)
- Policy 3.11 (Efficient use of land)
- Policy 3.12 (Quality in design)
- Policy 3.13 (Urban design)
- Policy 4.2 (Quality of residential accommodation)
- Policy 5.2 (Transport impacts)
- Policy 5.3 (Walking and cycling)
- Policy 5.6 (Car parking)

Relevant Supplementary Planning Documents (SPDs)

17. Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD 2011
- Dulwich SPD 2013

Emerging planning policy

Draft New London Plan

18. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan.
19. 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.
20. Until the London Plan reaches formal adoption 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.

New Southwark Plan

21. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark

Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.

22. 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. This version will be considered at the Examination in Public (EiP).
23. It is anticipated that the plan will be adopted in late 2020 following an 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.

Summary of public consultation responses

24. 80 consultation responses have been received from members of the public. Summarised below are the material planning considerations raised by members of the public.
25. Principle of development and proposed land uses:
- Change of use to Use Class C3 residential dwellings.
 - The loss of employment premises.
 - The loss of a gym.
26. Design quality and site layout:
- Proposed materials would be out of character with the area.
 - Scale of development.
 - Amenity space.
27. Neighbour amenity impacts:
- Overlooking.
 - Security uses.
 - Construction impacts.
 - Daylight and sunlight impacts.
 - Sense of enclosure.
28. Transport, parking, highways, deliveries and servicing matters:
- Access.

Officer comment

29. Other matters:

- Loss of the art mural on Unit 8.
- Impact on local ecology.

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

Assessment

Principle of the proposed development in terms of land use

30. The proposal seeks the demolition of the existing light industrial units on the application site and the construction of two residential dwellings (Use Class C3). The lawful use of the units is considered be for storage (Use Class B8), however it is acknowledged that Unit 8 appears to currently be actively, though not within Use Class B8.
31. In relation to Unit 8, planning application 17/AP/4140 for a certificate of lawful development for the existing use as a gym (Use Class D2) was refused on 10/01/2019, with a response from the applicant to a planning contravention notice describing the use as for professional development, with no specific reference to fitness. It was concluded that it was not possible to establish a continual Use Class D2 use. The current business rates of the premises are for Mission Bubble Studios, which is a photography studio. It is also noted that objections raised by members of the public predominantly refer to the premises as being used as personal training studio which is not the lawful use of the premises. It should be noted that the recent change in use classes to introduce Class E does not affect the established use of the premises as the B8 class was not subsumed into the new Use Class E.
32. There have been various enforcement cases on the application site in relation to Unit 8, with no subsequent planning consents. It is therefore deemed that the current use of Unit 8 is not lawful as there has been no consistent use over the last 10 years. The premises are not protected in policy terms and as such, the demolition and replacement with residential dwellings (Use Class C3) is considered acceptable.
33. The provision of residential dwellings at this location acceptable in principle, with the immediate surrounding area comprising a mix of residential and commercial land uses. The proposal would make an efficient use of a backland site and contribute to housing in the borough.

Quality of accommodation

Unit 8

34. Unit 8, on the east of the application site, is a proposed part single storey and part two storey dwelling of 2 bedrooms. This is the larger of the two dwellings proposed with a total GIA of 154 sq. m. This far exceeds the 79 sq. m.

requirement for a 2 bedroom 4 person dwelling across 2 storeys and would therefore provide a high quality of accommodation in terms of space standards. In line with this, all individual rooms would also far exceed the minimum requirements as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011.

35. The design of the building, in order to protect neighbouring amenity, includes openings to the south and west elevations. These openings would provide sufficient levels of daylight and sunlight to all habitable rooms within the dwelling. Two skylights are also proposed at first floor level to provide additional daylight and sunlight to the building. Outlook would be predominantly over the proposed central garden courtyard which would ensure a degree of privacy and is considered acceptable.
36. The proposed garden courtyard would be 32.9 sq. m. in total area and a balcony is proposed at first floor level of 8.7 sq. m. This amount of private external amenity space is considered appropriate for the proposed 2 bedroom dwelling in the context of the constrained backland site and would provide future occupiers with a good quality of external accommodation, in line with the 2015 Technical Update to the Residential Design Standards SPD 2011.

Unit 7

37. Unit 7, to the west of the application site, is also a proposed part single storey and part two storey dwelling comprising 2 bedrooms at ground floor. The total GIA of the dwelling is 75 sq. m. which slightly falls short of the 79 sq. m. requirement for a 2 bedroom 4 person dwelling. Notwithstanding this, the open plan kitchen / dining / living room area at 32.5 sq. m. and the two bedrooms at 13 sq. m. and 12 sq. m. all meet or exceed the minimum individual room standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011. Internal storage space is also provided and sufficient circulation space is proposed at ground floor. On balance, it is considered that the shortfall in the total GIA is acceptable as all individual rooms are sufficiently sized and the building has been appropriately designed to minimise impacts on the amenity of the surrounding occupiers.
38. The dwelling would be dual aspect, with openings to the east and west to ensure there would be no overlooking from surrounding residential properties. All habitable rooms would benefit from vertical windows or doors providing sufficient levels of daylight and sunlight to future occupiers.
39. The dwelling would benefit from a rear garden of 17.2 sq. m. and a small balcony at first floor of 3 sq. m. This amount of private external amenity space is considered acceptable for the 2 bedroom dwelling and is appropriate given the backland nature of the application site. It is also acknowledged that a generous front garden and porch area is proposed.
40. The proposal also includes provision for an external lift, allowing the dwelling to be adapted to become fully wheelchair accessible.

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

41. The application site is bound by the rear of residential properties on Bassano Street to the north and the rear of residential properties on Blackwater Street to the south. These properties range from two to three storeys. The proposal has been designed to follow the footprints of the existing light industrial units on site.

Unit 8

42. Unit 8 would be predominantly single storey, with a smaller second storey of 45 sq. m. GIA directly abutting the flank wall of the rear of East Dulwich Picturehouse Cinema, which fronts Lordship Lane. The positioning of this second storey is away from surrounding residential properties and is modest in size, therefore it would not create a sense of enclosure to surrounding occupiers.
43. No windows are proposed on the northern or eastern elevations of the building to prevent overlooking to the rear of properties on Bassano Street and Lordship Lane. The proposed windows predominantly front onto the garden courtyard to the south of the site and towards the rear of a commercial building which fronts Blackwater Street, therefore not overlooking the rear of properties on Bassano Street. The proposed windows fronting the rear of the commercial building does not give rise to any significant overlooking. The garden courtyard is to be bound by perforated steel panels to further enhance privacy levels. At first floor, the bedroom window would again face north and would not front any existing residential windows surrounding the application site.
44. A balcony is proposed to the west of the first floor element of the proposal. This would be set back 11 m from the western boundary of the proposed building and 3.5 m from the northern boundary of the proposed building, resulting in a 9m gap from the rear of the properties on Bassano Street. A perforated steel privacy screen is proposed on the balcony to ensure privacy. This provision is recommended to be secured via condition.

Unit 7

45. Unit 7, to the west of the application site, has been designed with the first floor set back from the southern boundary to increase the separation distance of this storey to the rear of properties on Blackwater Street. This design approach appropriately ensures that the proposal would not be overbearing as the existing residential gardens are not as deep on this side and the proposal would retain the scale of the existing single storey building. The two storey element would however be built up to the northern boundary of the site, approximately 9 m from the rear of residential properties on Bassano Street. This area also benefits from extensive mature tree coverage which would further reduce any potential sense of enclosure caused by the proposal.
46. The proposal does not include any windows to the north or south and therefore

would not have any impacts on the privacy of the surrounding residential properties. Windows are proposed fronting Blackwater Court and to the west, towards Bassano Street. A balcony is proposed to the rear of the dwelling, which would sit above the proposed rear garden. Subject to the proposed perforated steel privacy screens, which are recommended to be secured via condition, it is considered that this would not give rise to any privacy issues.

Daylight, sunlight and overshadowing

47. A Daylight and Sunlight Assessment has been submitted which considers the impact of the proposed development on existing properties on Bassano Street and Blackwater Street. BRE guidance states that if the Vertical Sky Component (VSC) of a neighbouring window is both less than 27% and less than 0.8 times its former value then there would be an adverse impact on daylight levels. The assessment identifies that all surrounding residential properties would comply with this, with the exception of 2 Bassano Street, which is located to the north of the application site. The ratio of impact on the property is 0.77, which is only marginally below the BRE guidance of 0.8. On balance, it is considered that this slight impact on the daylight levels received by 2 Bassano Street would not be significant enough to be detrimental on the existing quality of accommodation within the property.
48. The assessment also calculates the Annual Probable Sunlight Hours (APSH) for windows facing within 90 degrees of due south. BRE guidance recommends that interiors where occupants expect sunlight should receive at least one quarter (25%) of APSH following development. It is identified that none of the surrounding residential properties would have percentages below 25 as a result of the proposed development.
49. An overshadowing study has also been submitted which confirms that none of the surrounding properties would experience any additional significant overshadowing as a result of the proposed development, with the rear of properties on Bassano Street already experiencing some level of overshadowing from the existing industrial units on the application site. The ratio of impact as a result of the proposed development would be above 0.8 for all surrounding private amenity spaces which is in line with BRE guidance.

Construction

50. Due to the backland nature of the application site, a condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure that surrounding occupiers would not suffer a loss of amenity by reason of unnecessary pollution or nuisance.

Design quality

51. The siting of the proposed buildings occupies a similar footprint to the existing units, creating an interesting architectural typology that reflects the urban plot. The massing of the dwellings is considered to be proportionate to the existing

industrial units and therefore would not be out of character with the surrounding area. The proposed composition of the dwellings has carefully considered neighbouring properties.

52. The proposed development at Unit 7 follows a simple linear plan form with the provision of amenity space to the rear of the property. Similarly, Unit 8 would be a well-articulated building, constructed around a central courtyard providing improved natural light to the interior of the property.
53. The proposed backland development would be a high quality contemporary addition to the area, improving the outlook of surrounding properties in comparison to the existing industrial units. The proposal is of high architectural quality and echoes previous industrial connotations, with a material palette that uses a combination of brick, corten and zinc. A conditions for details of materials has been recommended to ensure a high quality finish is achieved.
54. Overall the proposed development is considered to be a sensitive contemporary addition to the surrounding area that represents clever architectural quality and responds to the constraints of the backland site.

Transport and highways

55. The proposed development would be car free. An Access and Traffic Report has been submitted which identifies that all vehicle movements currently associated with Units 7 and 8 would be removed and therefore the number of vehicles accessing the site would be significantly reduced. Future occupiers would be able to access the site by foot or cycle. This shift towards sustainable transport is supported.
56. The proposal includes the provision of cycle storage for 2 cycles each to the front of the dwellings. This quantum is in line with the requirements of the London Plan and the storage would be in an accessible location for future occupiers. A condition has been recommended to ensure the cycle storage is provided.
57. Refuse storage is proposed to the front of each residential dwelling, which would be easily accessible for future occupiers and for collection from Blackwater Street. This arrangement would be in line with the current arrangements for the industrial units.

Environmental impacts

58. The proposed development would not have any adverse impacts on trees as there are no existing trees on or immediately adjacent to the application site.
59. The application site currently has negligible ecological value and it is therefore considered that the site can provide biodiversity net gain. As such, conditions have been recommended for biodiversity roofs to be provided on the proposed flat roof areas and for 2 swift bricks to be provided for each dwelling.

Other matters

60. It is noted that an art mural is located on Unit 8 which would be lost as a result of the proposed development. The applicant has contacted the artist to discuss whether he would be interested in redoing the artwork, however the artist advised that he would not be interested in repainting an old artwork. It is therefore considered that the loss of the artwork should not be a barrier to the proposed development.

Consultation responses from internal and divisional consultees

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

62. Environmental Protection Team:

- Advise conditions relating to noise, land contamination and construction.

Officer Comment: Conditions recommended.

63. Design and Conservation Team:

- The proposed development is considered acceptable within the application site in terms of scale and design.

Officer Comment: Noted. Conditions have been recommended to ensure a high quality of materials.

64. Ecology Officer:

- Advise conditions for biodiversity roofs and swift bricks to be provided.
- Confirm that no ecological surveys are required.

Officer Comment: Conditions recommended.

65. Tree Officer:

- Confirm that no Arboricultural Impact Assessment is required for the proposal as there are no existing trees located on the application site.

Officer Comment: Noted.

66. Highways Development Management:

- Advise that the applicant must enter into a S278 agreement for works to highways.

Officer Comment: Informatives attached.

Consultation responses from external consultees

67. No responses have been received from external consultees.

Community impact and equalities assessment

68. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
69. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
70. 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.
71. 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

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

Positive and proactive statement

73. 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.

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

Positive and proactive engagement: summary table

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

Conclusion

76. The proposed development seeks the demolition of the existing industrial buildings which are lawfully Use Class B8 storage units and the construction of 2 residential dwellings. The proposed dwellings would provide a high quality of accommodation for future occupiers. The proposed design is considered to be appropriate within the local context and the scale of massing is similar to that of the existing units. The design also ensures that the proposal would not result in any significant overlooking impacts to neighbouring occupiers or create a sense of enclosure.
77. It is therefore recommended that the application is granted, subject to conditions.

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	27 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		29 October 2020

Consultation undertaken

Site notice date: n/a.

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/10/2020

Internal services consulted

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

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

First Floor Flat 126 Lordship Lane
London
126 Lordship Lane London Southwark
First Floor Flat Rear 126 Lordship
Lane London
124 Lordship Lane London Southwark
122 Lordship Lane London Southwark
First Floor And Second Floor Flat 122
Lordship Lane London
First Floor Flat 120A Lordship Lane
London
120 Lordship Lane London Southwark
Second Floor Flat 120A Lordship Lane
London
118A Lordship Lane London
Southwark
118 Lordship Lane London Southwark
118C Lordship Lane London
Southwark
118B Lordship Lane London
Southwark
116B Lordship Lane London
Southwark
St Thomas More Hall 116A Lordship
Lane London
Unit 2 17-19 Blackwater Street London

Units 5 And 6 17-19 Blackwater Street
London
Unit 4 17-19 Blackwater Street London
Unit 8 17-19 Blackwater Street London
Unit 1 17-19 Blackwater Street London
Unit 3 17-19 Blackwater Street London
Flat 1 Kent House Bassano Street
Flat 5 Kent House Bassano Street
Flat 3 Kent House Bassano Street
Flat 4 Kent House Bassano Street
Flat 2 Kent House Bassano Street
Flat 5 Park House Bassano Street
Flat 3 Park House Bassano Street
Flat 1 Park House Bassano Street
Flat 2 Park House Bassano Street
Flat 4 Park House Bassano Street
Flat 1 York House Bassano Street
Flat 5 York House Bassano Street
Flat 3 York House Bassano Street
Flat 2 York House Bassano Street
Flat 4 York House Bassano Street
Flat 2 2 Bassano Street London
Flat 1 2 Bassano Street London
Flat 3 2 Bassano Street London
15 Blackwater Street London
Southwark

First Floor Flat 15 Blackwater Street
London
13 Blackwater Street London
Southwark
11 Blackwater Street London
Southwark

9 Blackwater Street London Southwark
7 Blackwater Street London Southwark
16 Bassano Street London Southwark
12 Bassano Street London Southwark
14 Bassano Street London Southwark

Re-consultation:

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

Design and Conservation Team [Formal]
 Ecology
 Environmental Protection
 Highways Development and Management
 Urban Forester

Statutory and non-statutory organisations**Neighbour and local groups consulted:**

56 Beauval Road London SE22 8UQ
 40 Danecroft Rd London SE24 9NZ
 118C Lordship Lane London SE22
 8HD
 Unit 4. Blackwater Court 17-19
 Blackwater Street East Dulwich
 31 Lait House 1 Albemarle Road
 Beckenham
 Flat 3, York House Bassano Street
 East Dulwich
 13 Blackwater Street London SE22
 8RS
 Flat 5, York House Bassano Street
 London
 311 Shakespeare Road London SE24
 0QD
 74 Waverley Road Oxshott KT22 0RZ
 Beauchamp road Croydon SE19 3DB
 Flat 3, Park House Bassano Street
 East Dulwich
 43 Mount Adon Park London SE22
 0DS
 31 Burbage rd LONDON SE24 9HB
 FLAT 3 BELVOIR LODGE 59
 UNDERHILL ROAD LONDON
 Flat 4, Beech Court 69 wood vale
 London
 Flat 4, Beech Court, 69 Wood Vale
 London
 7 George Mews London SW9 7AB

25 Shawbury Road London SE22 9DH
 Park House Bassano Street London
 9 Blackwater Street London SE22 8RS
 4 Quaker Close Sevenoaks TN13 3XG
 3A Thorne Terrace London SE153LN
 124a Colney Road Dartford DA1 1UH
 247 Manwood Road London Se4 1sf
 69 Memorial Avenue London E153BS
 23 Aveline Street London SE11 5DJ
 4 Prima Road London SW90NA
 91 Grove Lane London
 17 Pickworth close London Sw8 2TS
 26 Sancroft street Kennington
 65 Sunny Bank South Norwood
 London
 1 Claylands Road London SW8 1NU
 2 Winford Court London SE15 5JE
 4 Park House Bassano Street London
 UNIT 3 PUSH STUDIOS 21
 BLACKWATER STREET EAST
 DULWICH LONDON SE22 8SD
 83 Stradella Rd Herne Hill London
 80 Crawthow Grove London SE22 9AB
 35 Parade Square Colchester CO2
 7GP
 5 Grover house Vauxhall street
 London
 2 Beauval Road London SE22 8UQ
 52 Hillcourt London SE22 0PE
 198 Lordship Lane London SE22 8LR

31a Morat Street London SW9 0RJ
 31-33 Milton Road Flat 8 London
 Medlar Cottage Primrose lane Bredgar
 1 Raeburn Road Blackfen Sidcup
 5 grover house Vauxhall street London
 128-130 Lordship Lane London
 Southwark
 174 Green Lane London SW163NE
 Apt 3 12 Fairclough Street London E1
 1PT
 20 Groveway London SW9 0AR
 11 Edgewood Green Croydon Surrey
 51 Elderton road Sydenham London
 43 Murchison Avenue Bexley Da5 3ln
 55 glenwood road London SE64NF
 2 St Stephens Terrace London
 12 Bassano Street London SE22 8RU
 12 Bassano St London SE22 8RU
 128 - 130 lordship lane london se22
 8hd
 11 hillcourt Rd London SE22 8SD
 6 Woodcombe crescent London SE23
 3BG
 5 Blackwater street London Se22 8rs
 12 Glenalmond House London SW15
 3LP

Unit 2, 17-19 Blackwater Street
 London SE22 8SD
 9 Blackwater Street London Southwark
 7 Blackwater Street London Southwark
 6 Lynford French House Thrush street
 Walworth
 25 Bassano Street London SE22 8RU
 100 Woodside Green London SE25
 5EU
 10 Bassano Street London SE22 8RU

 16 Bassano Street East Dulwich
 London
 479 LORDSHIP LANE LONDON SE22
 8JY
 79 Lambert Road London SW2 5BB
 3 Blackwater Street East Dulwich
 London
 18 Blackwater Street London SE22
 8RS
 3 Blackwater Street East Dulwich
 London
 21 Hermitage Court Woodford Road
 London
 130 Lordship Lane London SE22 8HD
 Flat 65 County House 241 Beckenham
 Road London

APPENDIX 3**Relevant planning history**

Reference and Proposal	Status
19/EQ/0044 Demolition of 2 x light industrial units (Use Class B8) and the construction of 2 x dwellinghouses (Use Class C3) 1 x 2 bedroom and 1 x three bedroom	Pre-Application Enquiry Closed 03/05/2019

APPENDIX 4**RECOMMENDATION**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	Dr Nicola Bees & Mr David Rose Nicola & David Bees & Ros...	Reg. Number	20/AP/1043
Application Type	Minor application	Case Number	2312-A
Recommendation			

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

Demolition of 2 light industrial units (Use Class B8) and the construction of 2 x two bedroom dwellings (Use Class C3).

Unit 7 & 8 17-19 Blackwater Street London Southwark

In accordance with application received on 8 April 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed Proposed Site Plan 8354-A3-P_001 Rev A received 08/04/2020

Plans - Proposed Heights Comparison After Neighbourhood Consultation 8354-A3-SK(20)128 Rev A received 08/04/2020

Plans - Proposed Proposed 3D Views Unit 8 8354-A3--_901 Rev C received 08/04/2020

Plans - Proposed Proposed Ground Floor Plan Unit 7 8354-A3-P_101 Rev E received 08/04/2020

Plans - Proposed Proposed First Floor Plan Unit 7 8354-A3-P_102 Rev E received 08/04/2020

Plans - Proposed Proposed Roof Plan Unit 7 8354-A3-P_103 Rev E received 08/04/2020

Plans - Proposed Proposed Ground Floor Plan Unit 8 8354-A3-P_105 received 08/04/2020

Plans - Proposed Proposed First Floor Plan Unit 8 8354-A3-P_106 Rev E received 08/04/2020

Plans - Proposed Proposed Roof Plan Unit 8 8354-A3-P_107 Rev E received 08/04/2020

Plans - Proposed Proposed Section A-A _ B-B 8354-A3-P_200 Rev D received 08/04/2020

Plans - Proposed Proposed Front, Rear _ Side Elevation Unit 7 8354-A3-P_300
received 08/04/2020

Plans - Proposed Proposed Front, Rear & Side Elevation Unit 8 8354-A3-P_301 Rev
D received 08/04/2020

Plans - Proposed Proposed Views Unit 7 8354-A3-P_900 Rev C received 08/04/2020

Plans - Proposed Proposed Waste Management Routes 8354-A3-SK(20)130
received 10/06/2020

Other Documents

Design and access statement Design _ Access Statement received 08/04/2020

Document Covering Letter received 08/04/2020

Document Pre-Planning Neighbourhood Consultation received 08/04/2020

Document Access _ Traffic Report received 08/04/2020

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

Permission is subject to the following Grade Condition(s)

4. Details of the materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

5. Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof shall be:
- o biodiversity based with extensive substrate base (depth 80-150mm);
 - o laid out in accordance with agreed plans; and
 - o planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2019, Policies 2.18 (Green infrastructure), 5.3 (Sustainable design and construction), 5.10 (Urban greening) and 5.11 (Green roofs and development site environs) of the London Plan 2016, Strategic Policy 11 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

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

6. Details of 4 swift nesting bricks (2 for each dwelling) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

Details shall include the exact location, specification and design of the habitats. The boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2019, Policies 5.10 (Urban greening) and 7.19 (Biodiversity and access to nature) of the London Plan 2016, Strategic Policy 11 (Open spaces and wildlife) of the Core Strategy 2011 and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

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

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

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

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

† - Daytime - 16 hours between 07:00-23:00

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with 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 4.2 (Quality of residential accommodation) of the Southwark Plan 2007.

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

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

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework 2019, Strategic Policy 2 (Sustainable transport) of the Core Strategy 2011 and Saved Policy 5.3 (Walking and cycling) of the Southwark Plan 2007.

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

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 3.7 (Waste reduction) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors 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 developers and contractors working on this development are given notice that standard site hours are:
 Monday to Friday - 08.00 - 18.00hrs
 Saturday - 09.00 - 14.00hrs
 Sundays & Bank Hols - no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://www.southwark.gov.uk/construction>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

- 2 Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available

- 3 The applicant must enter into a S278 Highways agreement with Southwark's Highways Development Management Team for the following works:

Upgrade of crossover on Blackwater Street to current SSDM standards

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PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2020-21

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