

## Planning Sub-Committee B

Monday 14 September 2020

7.00 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 Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Maggie Browning  
Councillor Sirajul Islam  
Councillor Nick Johnson  
Councillor Martin Seaton  
Councillor Bill Williams

### Reserves

Councillor Sarah King  
Councillor Graham Neale  
Councillor Margy Newens  
Councillor Jason Ochere  
Councillor Kath Whittam

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### 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](http://www.southwark.gov.uk) or please contact the person below.

**Contact** Beverley Olamijulo, Email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk)

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**Queries on reports:** For enquiries about the contents of the reports, please contact the report author whose details are in the audit trail section at the end of each report.

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**  
Chief Executive  
Date: 27 August 2020



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## **Planning Sub-Committee B**

Monday 14 September 2020  
7.00 pm

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

### **Order of Business**

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>1.</b>	<b>INTRODUCTION AND WELCOME</b>	
<b>2.</b>	<b>APOLOGIES</b>	
<b>3.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
<b>4.</b>	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
<b>6.</b>	<b>MINUTES</b>	1 - 3
	To approve as a correct record the minutes of the meeting held on 13 July 2020.	
<b>7.</b>	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	4 - 7

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>7.1.</b>	<b>67-71 TANNER STREET, LONDON, SE1 3PL</b>	<b>8 - 51</b>
<b>7.2.</b>	<b>FENDALL STREET GARAGES, LAND ON ST SAVIOUR'S ESTATE, FENDALL STREET, LONDON, SOUTHWARK</b>	<b>52 - 87</b>

#### **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](mailto: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](mailto: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](mailto: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.
- 19.

#### **Exempt or confidential items / closed session**

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

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



## **LIVESTREAMING / RECORDING NOTICE**

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

[https://www.youtube.com/channel/UCqgAueevJzRUGB\\_eAZia0xw](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 B

MINUTES of the virtual Planning Sub-Committee B held on Monday 13 July 2020 at 7.00 pm.

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<b>PRESENT:</b>	Councillor Cleo Soanes (Chair) Councillor Maria Linforth-Hall (Vice-Chair) Councillor Maggie Browning Councillor Sirajul Islam Councillor Martin Seaton Councillor Bill Williams
<b>OTHER MEMBERS PRESENT:</b>	Councillor Margy Newens (present as a local resident) Councillor Charlie Smith (ward member)
<b>OFFICER SUPPORT:</b>	Dipesh Patel (Development Management) Glenn Ruane (Development Management) Alex Gillott (Legal Officer) Alex Oyebade (Transport Officer) Beverley Olamijulo (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

Apologies for absence was submitted on behalf of Councillor Nick Johnson.

### 3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

#### 4. **DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

None were declared.

#### 5. **ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

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

- Members pack

No addendum report was required at this meeting.

#### 6. **MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 9 June 2020 be approved as a correct record and would be signed by the chair.

#### 7. **DEVELOPMENT MANAGEMENT ITEMS**

Members noted the development management report.

##### **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 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.

#### 7.1 **ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON SE22 8SU**

**Planning application reference: 19/AP/5616**

Report: see pages 9 to 31 of the agenda pack.

##### **PROPOSAL**

*Refurbishment and erection of a single storey extension of the existing Junior School*

*building.*

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

The council's transport officer was present to address the meeting and responded to questions from members.

There were two objectors present who addressed the sub-committee and responded to questions from members.

The applicant addressed the meeting and responded to questions from members.

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

Councillor Charlie Smith was present and addressed the sub-committee in his capacity as a ward councillor.

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

**RESOLVED:**

That the planning application 19/AP/5616 be granted, subject to the conditions set out in the report.

The meeting ended at 8.30 pm

**CHAIR:**

**DATED:**

# Agenda Item 7

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 14 September 2020	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	27 August 2020	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		26 August 2020





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<b>Item No.</b> 7.1	<b>Classification:</b> OPEN	<b>Date:</b> 14 September 2020	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/0865 for: Full Planning Application  <b>Address:</b> 67-71 TANNER STREET, LONDON, SE1 3PL  <b>Proposal:</b> Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant.		
<b>Ward(s) or groups affected:</b>	London Bridge And West Bermondsey		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 20/03/2019		<b>Application Expiry Date</b> 19/06/2019	
<b>Earliest Decision Date</b> 18/06/2020			

### RECOMMENDATION

1. a) That planning permission be granted subject to conditions and the completion of a legal agreement.  
  
b) In the event that the legal agreement is not completed by 31 December 2020, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 103 of this report.

### EXECUTIVE SUMMARY

2. The proposal is for the erection of a 9 storey building with basement for use as a hotel with ancillary restaurant use at ground floor.
3. The principle of the use of the building as a hotel is considered appropriate as the location is within an area of high PTAL and is on the fringe of the CAZ, with close access to the major transport hub of London Bridge as well as significant tourist attractions. Furthermore it is not considered that there is an overprovision of hotels within the surrounding area.
4. The proposed scale of the building is broadly comparable to the consented 9 storey development for office use granted in 2017. Overall, the scale is appropriate and detailed design is of a high quality.
5. Whilst it is acknowledged that there would be some amenity impacts as a result of the development when compared to the current cleared site, when compared to the consented scheme, the impacts in terms of daylight and sunlight would broadly be an improvement over the consented building.
6. In terms of transport impacts, there would be any significant impacts from servicing above the consented office use when considering the relatively low number of trips generated as

a result of the proposal.

7. Overall the proposed development would be consistent with the relevant planning policies and would help provide new jobs within the area and help promote Southwark as a world class tourist destination. 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**

8. The application site is triangular in shape and approximately 0.046 hectares in size and is currently a cleared site. The plot fronts Tanner Street to the south and is bounded by the railway viaduct serving London Bridge Station to the north/east and by the flank wall of the 7 storey mixed-use "Leatherworks" west.
9. The site is currently vacant - the previous commercial building having being demolished - though there is an extant planning permission, granted in 2017 for a nine storey development office floor space comprising of a total of 2,998sqm of office floorspace and rising to a height of 29.91m.

### **The surrounding area**

10. The local area is characterised by the complex overlapping of road and rail networks and a mix of land uses. Ground floor office units along Tanner Street complement commercial activities along Tower Bridge Road, to the west, and Maltby Street to the east. Upper floors are typically residential, though there are exceptions to this along Tanner Street. The "Arc" building opposite comprises office accommodation at ground floor level with residential use above and rises to 10 storeys. In general, the surrounding architectural character is very mixed, but there is a dense, robust, industrial character woven through much of the townscape. Whilst this site is close to the Bermondsey Street Conservation Area (the boundary of which is 55m to the west), it is not considered that it will impact upon its setting.
11. The site is located within the:  
Urban zone  
The Air Quality Management Area  
The Bermondsey, Borough and Rivers Archaeological Priority Zone.

### **Details of proposal**

12. The proposal is for the construction of a 9 storey plus basement building to provide a 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant (total of 2,725sqm floorspace). The total height of the proposed building would be 29.73m in height from the ground level of the site.
13. The footprint on each of the first five floors covers the majority of the site, with the building then stepping back from the adjoining site at 59-63 Tanner Street, known as the 'Leatherworks'.
14. The proposal is for a predominantly brick built building with a buff/London stock type brick. The principal facade fronting Tanner Street will be characterised by deep window reveals with large windows that are angled back into the brick frame. This facade will tightly follow the back of the pavement edge and mirror the curvature of the Arc building, opposite and would be broadly similar in built form to the consented office development.

15. The original submission of the application proposed a 10 storey plus basement hotel which would have accommodated an 86 bedroom hotel with ancillary restaurant at ground floor, however the application was revised due to concerns in relation to the massing and amenity impacts.

### **Planning history**

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

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

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

### **Legal Context**

19. 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.
20. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

### **Planning policy**

#### **National Planning Policy Framework (NPPF)**

21. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development  
 Chapter 6 Building a strong, competitive economy  
 Chapter 8 Promoting healthy and safe communities  
 Chapter 9 Promoting sustainable transport  
 Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

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

Chapter 16 Conserving and enhancing the historic environment

### **London Plan 2016**

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

Policy 4.5 – London’s visitor infrastructure

Policy 4.7 - Retail and Town Centre Development

Policy 4.8 - Supporting a Successful and Diverse Retail Sector

Policy 4.12 - Improving Opportunities for All

Policy 5.1 - Climate Change Mitigation

Policy 5.2 - Minimising Carbon Dioxide Emissions

Policy 5.3 - Sustainable Design and Construction

Policy 5.7 - Renewable energy

Policy 5.8 - Innovative energy technologies

Policy 5.9 - Overheating and Cooling

Policy 5.10 - Urban Greening

Policy 5.11 - Green roofs and development site environs

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.14 - Water Quality and Wastewater Infrastructure

Policy 5.15 - Water Use and Supplies

Policy 5.21 - 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 7.7 - Location and design of tall and large buildings

Policy 7.8 - Heritage assets and archaeology

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 8.2 - Planning obligations

Policy 8.3 - Community infrastructure levy

### **Core Strategy 2011**

23. 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 3 – Shopping, leisure and entertainment

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 (saved policies)**

24. 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:
- 1.1- Access to employment opportunities
  - 1.4 – Employment sites outside preferred office locations and preferred industrial locations
  - 1.12 – Hotels and visitor accommodation
  - 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
  - 3.15 - Conservation of the historic environment
  - 3.16 - Conservation areas
  - 3.18 - Setting of listed buildings, conservation areas and world heritage sites
  - 3.19 – Archaeology
  - 3.28 - Biodiversity
  - 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**

25. Sustainable design and construction SPD (2009)  
Sustainability assessments SPD (2009)  
Sustainable Transport SPD (2010)  
Residential Design Standards SPD Technical Update (2015)  
Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)

**Draft New London Plan**

26. 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.
27. 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.
28. 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**

29. 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.
30. 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.
31. 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).
32. 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**

33. Through the original consultation process which began on 03/05/2019 and the subsequent re-consultation undertaken on 28/05/2020 following the removal of a storey and design amendments to the scheme, a total of 107 objections have been received with 23 letters of support received.
34. Summarised below are the material planning considerations raised by members of the public:
  - Principle of development and proposed land uses, including a suggestion there is an over-provision of hotels in the area
  - Design quality and site layout
  - Neighbour amenity impacts from matters including daylight and sunlight, noise and odour
  - Transport, parking, highways, deliveries and servicing matters
  - Environmental impact during the construction phase (noise, dust etc.)
  - Ecology and biodiversity
  - Security and prevention of anti-social behaviour



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

35. Comments in support note the following positives of the scheme:
- The design is of a high quality and the green walls will add visually to the area.
  - A hotel would result in less traffic and parking problems than a residential building
  - High quality design.
  - Hotel good for visiting friends and family.
  - A hotel will bring jobs to the area

## **ASSESSMENT**

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

#### Hotel (Use Class C1)

36. Policy 4.5 of the London Plan sets a target of 40,000 net additional hotel bedrooms by 2036, of which at least 10% should be wheelchair accessible. It advises that new visitor accommodation should be in appropriate locations including in the Central Activities Zone (CAZ), where strategically important hotel provision should be focussed within opportunity areas and smaller scale provision in CAZ fringe locations with good public transport. It advises that further intensification of hotel provision in areas of existing concentration should be resisted, except where it would not compromise local amenity or the balance of local land uses.
37. At borough level strategic policy 10 of the Core Strategy advises that hotels will be permitted in town centres, the strategic cultural areas and places with good access to public transport services, provided they do not harm the local character. Saved policy 1.12 of the Southwark Plan advises that hotels and other visitor accommodation will be encouraged in areas with high public transport accessibility and notes that smaller hotels and visitor accommodation will be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and location. It also notes that hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.
38. The site is 53m from the CAZ and within a fringe CAZ location. It is not within an Opportunity Area however is again a short distance from the Bankside, Borough and London Bridge Opportunity Area. The site has a public transport accessibility level of 4 and is within relatively close walking distance to London Bridge Station, which provides a direct route to Gatwick Airport, and several bus routes serve Tower Bridge Road and Tooley Street. The location is accessible and would be of a relatively small scale providing 73 rooms. The hotel site would not be located within the CAZ or an Opportunity Area, but it is close to iconic visitor attractions such as Tower Bridge, and is close to the CAZ boundary. It is thus considered that the location of the site could be suitable for a hotel.
39. Notwithstanding this, the requirement for the proposal to not result in an over-dominance of visitor accommodation must be considered as a material consideration. Given the aims of London Plan policy 4.5 and the focus on providing strategically important new visitor provisions within the CAZ and OA, it would be reasonable to address the number of existing hotels which are located within close proximity of the application site and in the wider area. An over-concentration of hotels can detract from the vitality of a place, reduce the opportunity for a range of other services to be provided, and increase the transient population in an area. This can manifest itself in harm to the character and successful

functioning of an area and can undermine the stability of a community.

40. There are a number of other hotels and apart-hotels located at the edge of the CAZ and within 250 metres of the application site. While there are some of hotels in the locality, the surrounding land uses remain very mixed and include offices, residential and commercial units. As such, there is not a dominance of hotels in the area. Due to the site's central London location, the nature of the surrounding area, the accessibility of the site through public transport and its proximity to the CAZ it is considered that the principle of the development is acceptable provided that the building would not cause undue harm to the amenity of neighbouring occupiers or the character of the area.
41. The provision of retail/restaurant space at the ground floor is also supported as it would help provide an active ground floor use whilst also providing additional facilities to assist the function of the hotel use. Overall the principle of the uses on site is considered to be appropriate and in accordance with the Development Plan.

#### **Environmental impact assessment**

42. The scale and nature of development does not warrant the undertaking of an Environmental Impact Assessment. The proposal does not meet the thresholds that are established in Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

43. The application site fronts Tanner Street and is triangular in shape, formed by the angled geometry of the adjacent railway viaduct that serves nearby London Bridge Station, crossing the undulating alignment of the main road. The site sits opposite the junction of Maltby Street and is flanked to the west by the modern, part 5/6/7-storey mixed-use Leatherworks Building (59-63). The site remains empty; the earlier 2-storey Victorian warehouse having been demolished in 2015.
44. The immediate area has a dense, urban, back land character of railway arches and low to medium-rise converted Victorian industrial and warehouse buildings with medium-rise part office/ residential new build. The built form is generally robust brickwork in appearance, and is positioned mostly back of pavement onto relatively narrow streets, making for enclosed street scenes with little green amenity. The Arc House opposite (82-86) is notable: completed in 2016 the building comprises offices at ground with residential above and rises to 9 storeys onto Tanner Street, albeit the final floors are recessed and are generally not read from street level. The site is not within a conservation area, although the Bermondsey Street conservation area is nearby and includes the neighbouring 47-49 and 54-58 Tanner Street. There are no listed buildings within the immediate vicinity, the nearest being the grade II listed, 4-storey bonded warehouse in Roper Lane to the west.
45. The proposal is for a 9-storey building for hotel use, providing a reception and ancillary restaurant facilities at ground floor and 73 on-suite rooms on the upper floors. The basement would contain plant but with additional plant is also proposed roof level. The proposed development is in effect the reworking of an office building approved on the site (16/AP/5180). The earlier scheme remains extant and is an underlying material consideration. The proposed development follows much the same scale and design, adapting the form and layout for hotel use, but refining the detailed massing and elevational designs. The current proposals follow lengthy negotiations with officers.
46. Overall, the general scale remains the same at 9 storeys and below 30m; albeit a more realistic approach is now taken with the inclusion of rooftop plant and lift overruns: The development nonetheless remains below the threshold of a tall building. Some of the objections have argued that the proposed building is actually taller than the previous

iteration, this is however not the case. There appears to be a point of confusion as the revised plans reference the AOD heights at 32.7m. The ground level is however 3m above AOD height and as such the height above ground level is, as previously noted 29.7m. The primary massing similarly follows the gentle curvature of the street, setting in slightly towards its eastern end as the building returns onto the adjacent service lane, and fronts directly onto the pavement over 5 full floors to form the main built form. Above this, the massing is then articulated, with the upper floors partially setting back from the main façade line towards its western end and setting in from the boundary with the Leatherworks Building to form a series of narrow, terraced setbacks that curve inwards. The distinctions between the approved and current scheme are mainly in the detailed massing of the setbacks and in the architectural treatment; the changes in response to the new use, but also to the opportunity to refine the previous designs and produce a well-composed design that engages with the street and works well when seen in the round.

47. In terms of the scale, as previously considered, the site can accommodate a 9 storey building, its scale sitting comfortably within the context of similar height buildings within Tanner Street and particularly the Arc Building opposite. Its massing as 5 main storeys with partly setback storeys above is important both in relating to the articulated form of the neighbouring Leatherworks Building, but also in continuing the sense of secondary scale onto the street.
48. When approaching from the west, the dynamic views will initially be of the 5 main floors with the building seen to continue the articulated parapet height of its neighbour. As the street curves, it will then reveal obliquely, the height of the building as the end-stop to the street. Its full scale will be experienced mostly where the public realm opens out at the junction with Maltby Street, ensuring the scale does not feel overbearing within the streetscene. When approached from the east, the building will be mostly obscured by the railway viaduct, with only its uppermost floors visible when seen at some distance. Its full scale is not really revealed until emerging from the passageway beneath the viaduct and standing outside the building itself. From Maltby Street, the building will be seen adjacent to the similarly scaled Arc Building, but will also form an attractive termination to the view; albeit at the expense of the Shard, which is currently seen in the distance. Overall, the proposed scale reads comfortably within the townscape.
49. Importantly, the location is outside a conservation area and, though close to the eastern part of the Bermondsey Street Conservation Area and its listed buildings, the street geometry and the adjacency of similar large-scale buildings generally obscure the development from view. It will be more visible from the edge of the St Saviour's Dock Conservation Area, where it would be seen rising above the adjacent railway viaduct, but at some distance and will be read as a background building that would not disrupt the foreground. As such, the development would not impact upon the settings of these designated heritage assets.
50. Looking at its detailed architecture, being at the back edge of the pavement the ground floor plays a significant role in engaging with the streetscene. The designs present a series of giant-order bays and a generous ground floor, generated by cutting back the floorplate at first floor level to provide a double-height space. The bays at either end include entrances that serve the hotel reception and ancillary restaurant. Importantly, the large openings carry round onto the return elevation, where they overlook the adjacent yard. The area is to be re-landscaped as part of the proposals to form a servicing/ courtyard space that could become activated by the restaurant or by the converted railway arch opposite, supporting the Low-Line project. Overall, the large openings and entrances offer good activation and animation of the public realm, ensuring good urban design.
51. The elevational designs are for a robust, brickwork building that expresses a framework of vertical and horizontal piers in a contemporary warehouse style, intended to support the local character. The design approach is not dissimilar to the approved office scheme,

though the details have been adjusted to suit the change of use and to offer a more refined architecture. The revisions have brought a greater sense of solidity and visual depth to the facades, but also a greater sense of fluidity and visual coherency to the architecture that make for a more appealing compositional quality.

52. There is a good visual hierarchy, with a clear expression of the building's base, middle and top; emphasized by the giant order openings over ground/ first floor levels, the extended openings and strong parapet at 8th floor level. Within this though, the elevational designs have been rearranged to bring more verticality than previous, emphasizing the piers and re-sizing the windows, counterbalancing the strong horizontality of the floors. Within this new arrangement the windows are off-set to one side and slightly angled in, with splayed brickwork infill panels to the other side. This brings greater solidity to the elevations, but also a more dynamic quality to the designs.
53. The bays are seen to undulate across the façades, bringing a rhythm and 'softness' to the designs. This works together with the gently curved street façade, the inward-curving setbacks of the upper floors and the rounded façade junctions to bring a more coherent, dynamic quality to the designs; albeit the detailing of the setbacks and bays (including splays and window reveals) should be conditioned to confirm the depths and sense of robustness. The undulations are carried through to the brickwork on the return elevations, where they relieve the more regular appearance of the windows on the north-east façade overlooking the adjacent mainline railway; and form high-level brick planters that add greenery and further soften the architecture on its west façade, facing the upper floor flats of the Leatherworks Building.
54. Lastly, the proposals do not include any signage (fascia or high-level) typically associated with the proposed operation of the hotel use. Its position and design would need to carefully coordinate with the proposed designs and ensure the elevations or townscape do not become cluttered, particularly at high-level. The signage strategy for the new building could be agreed by condition, albeit the final detailing of the signs would be controlled by advertisement consent. Overall, the architectural detailing has an attractive, visual coherency that works well in the round, and makes for a robust, handsome building that is reflective of its context with its warehouse vernacular.
55. Overall the proposed height, scale and massing are considered appropriate for this site. The design relates well to the townscape and does not detract from the settings of any heritage assets, including the nearby Bermondsey Street Conservation Area and the Saviour's Dock Conservation Area. The architecture is engaging and well-considered in-the-round, and is a welcome refinement of the previously consented designs. Subject to conditions regarding materials and detailed designs, the designs should provide for a well-composed contemporary building that sits well within the local townscape and improves the legibility of this part of the borough

### **Landscaping and trees**

56. The proposal would largely fill the site leaving limited opportunities to ensure planting of trees on site. However, the proposal does include a number of areas within the site to allow for planting and create green walls on the elevation facing onto the properties at 59-63 Tanner Street which is supported, however further details of this and the proposed green roof will be required and will be secured by condition.

### **Transport**

57. This proposed development is in an area with good (4 – medium) public transport accessibility level and within a short walking distance of London Bridge train/tube station and close to the busy bus routes on Tower Bridge Road.

Vehicle movements:

58. This development would produce approximately 11 and 7 two-way vehicle movements in the morning and evening peak hours respectively and as such this is similar to the two-way vehicle movements per day predicted by the applicant's consultants, even taking into account likely vehicle movements from other committed developments in this locality, officers have considered that it would not have any noticeable adverse impact on the existing vehicular traffic on the adjoining roads.
59. Regarding the number of taxis expected to service this development, officers have projected that it would create around 18 two-way taxi movements per day (36 trips in total). The applicant's consultants have also estimated that this development would generate some 4 two-way service vehicle movements per day, a figure that matches officers' own forecast and is therefore deemed reasonable. As such it is not considered that there would be a significant increase in vehicular movements as a result of the proposed development, and would be broadly comparable to the consented office development.

Highways impacts and servicing details:

60. The footway next to this site on Tanner Street connects westerly with London Bridge tube/train station via Bermondsey Street and northerly to the riverside walk and riverboat services along River Thames. This footway also joins the busy bus routes on Tower Bridge Road and there is a signalised pedestrian crossing at the immediate southern side of this road's nearby junction with Tower Bridge Road. The 20mph speed limit on this road segment assists pedestrians and cyclists. There are few speed humps on the stretch of Tanner Street which could be converted into raised pedestrian crossings to perform a dual purpose of slowing vehicles down and at the same time assisting pedestrians in crossing it safely. This will be confirmed through a S278 agreement as part of the proposed legal agreement, should the application be granted.
61. Tanner Street is also a quiet cycle route and the eastern section of this road from the start of the railway underpass abutting this site is a dedicated cycle route with no entry restriction placed on all motorised vehicles. The applicant has retained the existing vehicle access on Tanner Street which would be used as occasional service vehicles at its southern end and leads northerly to two secondary pedestrian entrances and cycle/refuse bin stores and, proposed a main pedestrian access at the southwestern periphery of this site on Tanner access. It is proposed that this development would principally be serviced from the adjoining road where loading/unloading is permitted for up to 40minutes at a time, however for longer delivery slots of smaller vans, this would be undertaken off-street and this would help avoid congestion on street. This is considered an acceptable arrangement and would not impinge cycle or pedestrian movements in this area. Furthermore, the applicant has confirmed that servicing will not take place on Fridays and Saturdays when Maltby Street Market is on.
62. Refuse servicing would be on-street with the delivery and service management plan noting that that refuse bins would be pulled to the back of pavement for collection and then returned to the refuse stores within the building once this has been completed. As such no refuse would be left out on street or within the access road which is considered appropriate, as is the overall capacity of the bin stores proposed on site. Overall the servicing and delivery strategy is robust and would minimise the highway risk to pedestrians or other road users. The applicants have confirmed that at no time would any refuse be left on street and once collection has been undertaken, all bins will be returned to the secure refuse storage.

Cycle storage:

63. The proposal would provide space for 6 long stay cycle parking spaces which would accord with the requirements of the London Plan for a hotel use. These would be located off the access road and would be secure, accessible and weatherproof in accordance with the Councils requirements.

Car Parking:

64. The proposal is for a car free development which is supported. Some of the objections have raised concerns about the proposal resulting in increased parking in the area, however as the site is within a CPZ it is recommended that the hotel and any of its users/workers would be exempt from applying for parking permits, which would be secured through the legal agreement. This would ensure that there would not be an increase in parking as a result of the development.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**Privacy and outlook

65. Despite the relatively intimate character along Tanner Street, a separation distance ranging between approximately 11.8 and 14.5m is achieved between the proposed building and the Arc, opposite. The variation is a result of the curvature and the articulation of the facades, including the deep window reveals in both buildings. This is broadly consistent with guidance in the Residential Design Standards SPD, which recommends that a minimum 12m separation is achieved across a highway to maintain a reasonable level of privacy and outlook for residential occupiers.
66. At the rear of the site, the proposed hotel rises to its full 9 storey height and this has the effect of creating a 3 storey flank wall extending approximately 18.8m west along the mutual boundary. An objection has been raised with regards to the impact on the neighbouring roof terrace. Officers consider that while this flank wall will have an appreciable impact on the outdoor terrace area, it would not impede the outlook to the north or west from within the properties themselves. For this reason, the proposed development would not lead a sense of enclosure nor diminish residential amenity. Further, the proposed building would have no windows in this elevation that might otherwise cause a loss of privacy and while the proposed building could have been more recessive at the rear of the site, the natural variation in building heights in urban areas means that the creation of a flank wall is not an unusual occurrence. Any potential impacts on outlook or enclosure need to be balanced against the need to maximise the efficient use of the site and, on this occasion, the impact of the proposal is not considered to be unduly harmful to the amenity of neighbours. It is worth noting here that this was a feature that existed within the extant scheme and as such the impacts are broadly the same here.
67. There are windows within the side elevation of the fifth and sixth floors no.61 Tanner Street which are located towards the front elevation of the building. Here, the building will step back from fifth floor level by approximately 4.2m to provide a separation gap between the proposed building and existing windows. This is considered acceptable as it would allow for sufficient outlook from these windows, particularly when considering the dual aspect nature of these units within no.61 Tanner Street. As such it is not considered that there are any significant impacts on outlook here.

Daylight:

68. A detailed daylight assessment has been undertaken by Point 2 Surveyors to consider the impact of the proposal on existing neighbours at the Leatherworks (59-63 Tanner Street), Florin Court (70 Tanner Street) and Arc House (88 Tanner Street). The assessment uses the Vertical Sky Component (VSC) Test - the amount of skylight falling on the plane of a window - as recommended in the guidance issued by the Building Research Establishment (BRE).

Arc House, 88 Tanner Street:

69. The VSC analysis undertaken for Arc House considers the impact on 127 windows that face the development site. Of these, 80 windows have a reduction of more than 20% VSC or a retained VSC level of less than 27% and so the change in daylight would be noticeable to their occupiers. The level of reduction varies greatly, between 2% and 83% of their former values, this is largely a result of the curvature of the building and the impact of existing balconies on Arc House.
70. The windows assessed serve 58 rooms: 44 bedrooms and 14 living rooms. The BRE guidance highlights that daylight serving living spaces is of greatest importance and the assessment reveals that the average reduction in VSC for living rooms is much less than the impacts on the affected bedrooms. Overall though, these results demonstrate that the development will have an adverse impact on daylight for number of windows in the main west-facing facade of Arc House, these are however predominantly bedroom windows.
71. In terms of the living spaces, the majority of them have multiple windows serving the rooms and all of these rooms would have at least one window that would retain VSCs of a minimum of 18.12 which for a dense urban location such as this is still a reasonable access to daylight and in this regard the access to daylight within primary living spaces is considered acceptable.
72. Looking at the no Sky Line test (NSL), 10 of the living spaces would pass the NSL test as the proportionate impact of the scheme would not exceed 20%. The remaining 4 rooms would see proportionate losses of 47%, 66%, 45% and 26% and this loss would be noticeable.
73. Looking at the bedrooms, the BRE guidance is clear that bedrooms should be assessed for their daylight impacts, however it does note that they are of less importance than living room spaces as the principle purpose of bedrooms is for sleeping. Notwithstanding this, it must be noted that there would be some significant impacts on daylight to the bedrooms. Here, in terms of the VSC analysis 49 windows out of the 61 windows tested would fail to meet the BRE guidance.
74. Turning to the No Sky Line (Daylight distribution) test, it is noted that a number of the bedrooms do have access to two windows and as such the amount of light received in these rooms would appear better. Nonetheless 24 of the 44 rooms tested would also fail this test.
75. It is however very important to note that the current site is cleared so gives access to very good daylight levels than it would with a comparable building on site to those adjacent. With that in mind, the applicants have provided a comparative analysis between the consented office scheme and the current proposed scheme. The VSC daylight and results for the proposed scheme are, with the exception of one window within Arc House, better than the consented scheme. As such the adjoining residents would receive more daylight under the proposed scheme than if the extant permission were to be built out.
76. On this basis, as there would be an improvement to nearly all of the windows above the

extant office scheme, and as such, this must be considered to be a significant material consideration when assessing daylight impacts of the proposed scheme.

77. As such, overall the daylight impacts on Arc House, whilst noticeable, would be considered acceptable given the aforementioned comparative improvements of the proposed scheme above the extant scheme.

The Leatherworks, 59-63 Tanner Street:

78. These properties are located to the west elevation of the development site and this property contains residential accommodation. The rooms at fifth and sixth floor which have windows facing the application site have been tested and the assessment highlights a significant impact on the windows that face across the (currently vacant) development site. However, these are secondary windows serving an open-plan living/kitchen area and the principal floor-to-ceiling height windows facing Tanner Street remain unaffected and as such both of the rooms would pass the NSL test, seeing very small reductions in daylight. The impact of the development on daylight received in this space is not such that there will be a loss of amenity.

70 Tanner Street (Florin Court)

79. Florian Court is located 15m south-west of the development at the corner of Tanner Street and Riley Road. An assessment of 20 windows has been undertaken which notes that there would be very minor reduction in VSC levels on all windows and so a negligible impact on properties here. As such the windows within these properties would all pass the BRE guidance.

Sunlight:

80. Annual Probable Sunlight Hours (APSH) test - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%). All windows should be checked if they have a window facing within 90 degrees of due south.

Arc House:

81. Of the site facing rooms which have a window orientated within 90 degrees either side of due south, all experience fully BRE compliant changes in Annual and Winter Probable Sunlight Hours.

The Leatherworks, 59-63 Tanner Street:

82. All rooms would pass both the Annual and Winter Probable Sunlight Hours tests.

70 Tanner Street (Florin Court)

83. Again, facing rooms which have a window orientated within 90 degrees either side of due south, all experience fully BRE compliant changes in Annual and Winter Probable Sunlight Hours. In accordance with BRE Guidance, the occupants will not notice a change in sunlight amenity as a result of the proposed development.
84. Whilst it is acknowledged that the proposal would result in some daylight impacts on a number of windows, it can be concluded that, overall, the proposed scheme offers better daylight availability to the surrounding residential properties than the consented scheme



ref:16/AP/5180. The sunlight impacts would not be considered significant with all of the rooms meeting the Annual and Winter Probable Sunlight Hours tests. As such it is considered that the daylight or sunlight impacts would not amount to being refuseable and are acceptable in this instance.

### **Noise and odour**

85. The Environmental Protection Team have 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 hotel bedrooms and for further details to be provided via condition for any proposed plant.
86. In terms of potential patron noise from visitors coming and going from the hotel, the site is situated close to the CAZ, is adjacent to a railway line and there are a number of commercial uses within close proximity of the development. However it is also noted that there are a number of residential uses directly adjacent to the site. The proposal is for a hotel which would accommodate 73 bedrooms whereas the consented scheme of 2,998sqm of office floorspace would have accommodated approximately 280 office workers, as outlined in the submitted planning statement within the consented application.
87. It is noted that the office use would predominantly be a daytime and early evening activity however the proposed hotel use may have patrons coming and going at later intervals into the night. Nonetheless, given the relatively small scale of the hotel, it is not considered that the proposed use would give significant rise to noise nuisance from patrons beyond the consented use and the existing site location. The restaurant use is proposed to be limited in the hours of operation with the following hours of operation: 06:00 – 23:00 Sunday to Thursday and 06:00 – 00:00 on Fridays and Saturdays. As such, again the proposed ancillary restaurant use would not give rise to significant noise nuisance.
88. A number of comments have referred to users of the hotel sitting outside, smoking and drinking. There are no outside seating areas proposed and as the building covers much of the site, there are no significant areas in which patrons could congregate. Many of these comments will relate as to how the hotel will be managed in order to reduce any amenity impacts on neighbours. With this in mind it is prudent to require the applicants to submit a hotel management plan to demonstrate measures as to how any noise impacts from guests would be managed to avoid impacts on the amenity of the surrounding residents.
89. With regards to odour, a condition is also recommended to provide further details of the proposed extraction equipment for the restaurant use at ground floor in order to protect adjoining residents from any undue odour issues.

### **Energy and sustainability**

90. The applicants have provided an energy statement for the revised scheme which looks at the overall carbon savings of the proposal in accordance with the London Plan's Be Lean, Be Clean, Be Green requirements. It outlines that the total predicted CO2 emissions for the development have been reduced by 36% (54 tonnes CO2/annum) over the Baseline Building Regulations. This would accord with the required improvement of CO2 emissions of 35% over the Building Regulations and as such would comply with The London Plan and the 'Greater London Authority guidance on preparing energy assessments' (October 2018).

### **Ecology and biodiversity**

91. The proposal would introduce a new green roof as well as planting within the green wall planters which would help introduce new areas of urban greening. This would result in a significant biodiversity net gain when taking into account the existing cleared site by

allowing new plant and insect species to thrive in an area where there was previously no green landscaping. Overall this is considered a positive aspect to the scheme.

### **Air quality**

92. The applicants have provided an Air Quality Assessment which also provides an air quality neutral assessment. The assessment indicated that the development will have negligible impact on existing air quality also no exceedances of pollutant against the screen criteria was found. As a result no mitigation measures were required. This has been reviewed by the Councils Environmental Protection team who have confirmed that they agree with the findings of the report and as such raise no concerns in relation to the proposed schemes impacts on air quality.

### **Ground conditions and contamination**

93. The applicants have provided a stage 1 and stage 2 contamination assessment which included a desk top evaluation and on site borehole trials on site. Based on the findings a further remediation strategy for the protection of water supply pipes and the gas protection membrane was required. As such a condition is recommended on this basis.

### **Water resources and flood risk**

94. The site is in Flood Zone 3 and located within an area benefiting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, our most recent flood modelling December 2017 shows that the site is at risk if there was to be a breach in the defences.
95. The applicants have provided a flood risk assessment which was reviewed by the Environment Agency who had initially objected to the proposal on the basis that further information was required in order to make a full assessment. A revised FRA has been provided and the EA have confirmed that they are satisfied with the submitted information and do not raise any objections with regards to flood risk. Conditions have however been recommended in relation to contamination, sustainable urban drainage and details of piling methods for the development.
96. Furthermore, the Councils Flood and Drainage team have commented on the application and have not raised any concerns subject to the implementation of the floor resilience measures as identified within the submitted flood risk assessment. This is to be recommended as a condition.

### **Archaeology**

97. The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and important archaeological remains have been identified on this site, which need to be appropriately managed. In prehistory, the site would have been on the edge of a gravel island called 'Horselydown Eyot' set within the Thames floodplain and surrounded by intertidal channels and marshy areas; it was not until the late medieval period that drainage and reclamation started to take place. Evidence of prehistoric activity has been found at 49-51 Tanner Street in 1999 (next door to the site) in the form of prehistoric features and finds, cutting sand deposits which were overlain by thick deposits of alluvium. Remains associated with post-medieval tanning (treating animal hides to produce leather) were also revealed truncating the alluvium including timber lined and brick lined tanning pits. During the post-medieval period numerous tanneries were established in the northern part of Bermondsey continuing throughout the later 17th to 19th centuries, with the brewing industry also developing within the Bermondsey area. The leather industry remained important and several street names, such as Tanner Street are a legacy of this industry. The Ordnance Survey map series of 1875 and 1907 show a

large 'Tannery' and 'Calf and Kid Manufactory ' on the application site.

98. There has been previous archaeological advice from this office in relation to an earlier application, 15/AP/0627, where the applicants submitted a desk-based assessment (DBA) by MillsWhipp Archaeological Consultancy, dated December 2014. The 2014 DBA adequately summarised the archaeological potential of the site at that time. In June 2015 the Council's Archaeology Officer recommended that 'following the demolition of the buildings presently occupying the site an archaeological evaluation is undertaken. Depending upon the results of this evaluation further archaeological work may well be necessary. Should material worthy of preservation in situ be present on the site the foundation design should be secured by condition to achieve this. The archaeological evaluation, further archaeological works, details of a suitable foundation design and the submission of a timely archaeological report should be secured by conditions' and conditions were applied to the 2015 consent to achieve this.
99. Since that time the applicants have commissioned AOC Archaeology to carry out an archaeological evaluation on the site under the conditions attached to 15/AP/0627 and a copy of the evaluation report has been informally submitted to the Council
100. The AOC Archaeology evaluation took place in May 2016, and revealed three distinct phases of archaeological activity. The earliest activity was represented by an alluvial deposit, which had the potential to contain archaeology finds and deposits from the earliest times. This was followed by a period of 18th century and earlier tanning activity. After this, the ground was made up and foundations constructed for houses of the site in the late 19th century. The evaluation report revealed the potential for further archaeological remains within the site to be high. Further archaeological mitigation is required to adequately manage them.
101. The applicants have now submitted an updated archaeological assessment by AOC and dated February 2019, and this sets out a strategy for mitigation of the remaining archaeological deposits. The DBA is approved and the 2016 evaluation fulfils the requirement of Southwark policy 3.19. As pre-determination evaluation has already taken place on the site there is now sufficient information to determine that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. So, if the application scheme gains consent the applicant must be mindful that for any archaeological remains that are encountered - if these cannot be preserved in situ under a foundation design condition - they must be prepared to pay for and manage the excavation of these remains entirely and/or potentially lift and preserve off-site or in the new development any previously unknown but important remains. Other requirements will also be to carry out full archaeological post-excavation mitigation, publication and deposition of the archaeological archive. These will be secured by condition.

**Planning obligations (S.106 undertaking or agreement)**

102.

Planning obligation	Mitigation	Applicant's position
<b>Local Economy and Workspace</b>		
Local economy: Post Construction jobs	Deliver one sustained full time job or apprenticeship opportunity for an	Agreed

	unemployed Southwark Resident.	
<b>Transport and Highways</b>		
Highway works	<ul style="list-style-type: none"> <li>- Repave the footway including new kerb fronting the development on Tanner Street using materials in accordance with Southwark's Streetscape Design Manual (concrete paving slabs and granite kerbs).</li> <li>- Vehicle crossover on Tanner Street to be constructed to the relevant standards in Southwark's Streetscape Design Manual (SSDM DS132).</li> <li>- Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.</li> </ul>	Agreed
Delivery service plan bond	Yes	Agreed
Parking permit restriction	Yes	Agreed
<b>Energy, Sustainability and the Environment</b>		
Carbon offset fund	N/A.	
Archaeology monitoring/ supervision fund	£3,389	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

103. However, if in the event that the legal agreement is not completed by 31 December 2020, 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)**

104. 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.

105. The application would be both Mayoral and Southwark CIL liable.

### **Community involvement and engagement**

106. The applicants have provided a Statement of Community Involvement document presented by Carvil Ventures which sets out the details of the community engagement and consultation that has been undertaken prior to the submission of the application.

107. 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 one-day public exhibition to give people the opportunity to view the plans and discuss the proposals with the Applicant and the project team that was attended by 15 people. The report also outlines that meetings were held with local ward Councillors.

### **Consultation responses from internal and divisional consultees**

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

109. Environmental Protection Team:

- Recommended a number of conditions on noise, contamination and extraction equipment
- The air quality report is considered acceptable and raises no significant air quality issues
- Officer response to issue(s) raised: Further comments within the main body of the report and conditions added accordingly.

110. Design and Conservation Team:

Officer response to issue raised: Comments incorporated into the main body of the report.

111. Local Economy Team:

- Given the reduced size overall, this does not meet the thresholds for construction jobs, and that we would require this to deliver one sustained fulltime job or apprenticeship opportunity for an unemployed Southwark resident.

Officer response to issue raised: To be included within the legal agreement.

112. Flood Risk Management Team:

- No objections, subject to a condition on flood resilience measures.

Officer response to issue raised: Included in the draft recommendation.

### **Consultation responses from external consultees**

113. Summarised below are the material planning considerations raised by external

consultees, along with the officer's response.

114. Environment Agency:

- Raised initial concerns and requested further details. Revised information was provided and the EA confirmed that they no further issues were raised, subject to the imposition of conditions.

Officer response to issue(s) raised: Requisite conditions added to the recommendation.

115. Thames Water:

- No objections subject to a condition on piling

Officer response to issue(s) raised: Agreed, condition imposed accordingly.

116. Metropolitan Police:

- No objections raised, however the office outlined that the proposal could meet the secure by design principles.

Officer response to issue(s) raised: Agreed, condition imposed accordingly.

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

**Community impact and equalities assessment**

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

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

120. 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.

121. 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**

122. 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.
123. This application has the legitimate aim of providing a new hotel building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

#### **Positive and proactive statement**

124. 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.
125. 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.

#### **126. 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?	In part.
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, following an agreed extension of time.

**Other matters**

127. No other matters were identified.

**CONCLUSION**

128. The proposal is for the erection of a 9 storey building with basement for use as a hotel with ancillary restaurant use at ground floor.
129. The principle of the use of the building as a hotel is considered appropriate as the location is within an area of high PTAL and is on the fringe of the CAZ, with close access to the major transport hub of London Bridge as well as significant tourist attractions. Furthermore it is not considered that there is an overprovision of hotels within the surrounding area.
130. The proposed scale of the building is broadly comparable to the consented 9 storey development for office use granted in 2017. Overall, the scale is thus considered appropriate and detailed design is of a high quality.
131. Whilst it is acknowledged that there would be some amenity impacts as a result of the development when compared to the current cleared site, when compared to the consented scheme, the impacts in terms of daylight and sunlight would broadly be an improvement over the consented building.
132. In terms of transport impacts, it is not considered that there would be any significant impacts from servicing above the consented office use when considering the relatively low number of trips generated as a result of the proposal.
133. Overall the proposed development would be consistent with the relevant planning policies and would help provide new jobs within the area and help promote Southwark as a world class tourist destination. 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 DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: 79-59 Application file: 19/AP/0865  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5416 Council website: www.southwark.gov.uk



**APPENDICES**

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

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Alexander Cameron, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	10 August 2020	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		25 August 2020

## Consultation undertaken

**Site notice date:**

**Press notice date:** n/a.

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 28/05/2020

### Internal services consulted

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

### Statutory and non-statutory organisations

Planning Policy

Thames Water  
Metropolitan Police Service (Designing O

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

### Neighbour and local groups consulted:

288 Arnold Estate Druid Street London  
289 Arnold Estate Druid Street London  
290 Arnold Estate Druid Street London  
Flat 34 Florin Court 70 Tanner Street  
35 St Johns Estate Tower Bridge Road  
London  
Flat 35 Florin Court 70 Tanner Street  
87 Purbrook Estate Tower Bridge Road  
London  
88 Purbrook Estate Tower Bridge Road  
London  
62 Tanner Street London SE1 3DR  
Flat 4 Export House 168 Tower Bridge Road  
Flat 5 Export House 168 Tower Bridge Road  
Flat 6 Export House 168 Tower Bridge Road

Ground Floor 1-4 Pope Street London  
Flat 49 Florin Court 70 Tanner Street  
Flat 46 Florin Court 70 Tanner Street  
Flat 47 Florin Court 70 Tanner Street  
Flat 48 Florin Court 70 Tanner Street  
25 St Johns Estate Tower Bridge Road  
London  
Flat 3 174 Tower Bridge Road London  
Flat 4 174 Tower Bridge Road London  
1 St Johns Estate Tower Bridge Road  
London  
Flat 10 Florin Court 70 Tanner Street  
101 Purbrook Estate Tower Bridge Road  
London  
102 Purbrook Estate Tower Bridge Road

London  
 103 Purbrook Estate Tower Bridge Road  
 London  
 Flat 3 Arc House 62 Riley Road  
 Flat 4 Arc House 62 Riley Road  
 Flat 5 Arc House 62 Riley Road  
 Flat 2 Arc House 62 Riley Road  
 166A Tower Bridge Road London SE1 3LZ  
 166B Tower Bridge Road London SE1 3LZ  
 Flat 10 166 Tower Bridge Road SE1 3LZ  
 34 St Johns Estate Tower Bridge Road  
 London  
 Flat 32 Florin Court 70 Tanner Street  
 33 St Johns Estate Tower Bridge Road  
 London  
 Flat 33 Florin Court 70 Tanner Street  
 38 St Johns Estate Tower Bridge Road  
 London  
 Flat 38 Florin Court 70 Tanner Street  
 39 St Johns Estate Tower Bridge Road  
 London  
 Flat 37 Florin Court 70 Tanner Street  
 36 St Johns Estate Tower Bridge Road  
 London  
 Flat 36 Florin Court 70 Tanner Street  
 37 St Johns Estate Tower Bridge Road  
 London  
 Flat 27 Florin Court 70 Tanner Street  
 28 St Johns Estate Tower Bridge Road  
 London  
 Flat 28 Florin Court 70 Tanner Street  
 27 St Johns Estate Tower Bridge Road  
 London  
 Flat 25 Florin Court 70 Tanner Street  
 26 St Johns Estate Tower Bridge Road  
 London  
 Flat 26 Florin Court 70 Tanner Street  
 31 St Johns Estate Tower Bridge Road  
 London  
 Flat 31 Florin Court 70 Tanner Street  
 32 St Johns Estate Tower Bridge Road  
 London  
 Flat 30 Florin Court 70 Tanner Street  
 29 St Johns Estate Tower Bridge Road  
 London  
 Flat 29 Florin Court 70 Tanner Street  
 30 St Johns Estate Tower Bridge Road  
 London  
 Flat 39 Florin Court 70 Tanner Street  
 First Floor Right 54-58 Tanner Street  
 London  
 Second Floor Front Right 54-58 Tanner  
 Street London  
 Second Floor Left 54-58 Tanner Street  
 London  
 First Floor Left 54-58 Tanner Street London  
 First Floor 1-4 Pope Street London

Second Floor 1-4 Pope Street London  
 1A Pope Street London SE1 3PH  
 Fourth Floor Left 54-58 Tanner Street  
 London  
 Fourth Floor Right 54-58 Tanner Street  
 London  
 Basement And Ground Floor 170-172 Tower  
 Bridge Road London  
 92 Purbrook Estate Tower Bridge Road  
 London  
 89 Purbrook Estate Tower Bridge Road  
 London  
 86 Purbrook Estate Tower Bridge Road  
 London  
 Flat 3 Export House 168 Tower Bridge Road  
 168A Tower Bridge Road London SE1 3LS  
 Flat 1 Export House 168 Tower Bridge Road  
 Flat 2 Export House 168 Tower Bridge Road  
 Flat 11 Export House 168 Tower Bridge  
 Road  
 Flat 12 Export House 168 Tower Bridge  
 Road  
 Flat 13 Export House 168 Tower Bridge  
 Road  
 Flat 10 Export House 168 Tower Bridge  
 Road  
 Flat 7 Export House 168 Tower Bridge Road  
 Flat 8 Export House 168 Tower Bridge Road  
 Flat 9 Export House 168 Tower Bridge Road  
 Flat 2 51 Tanner Street London  
 Flat 3 51 Tanner Street London  
 Flat 4 51 Tanner Street London  
 Flat 1 51 Tanner Street London  
 64 Tanner Street London SE1 3DR  
 66 Tanner Street London SE1 3DR  
 68 Tanner Street London SE1 3DR  
 Flat 9 51 Tanner Street London  
 Flat 10 51 Tanner Street London  
 51A Tanner Street London SE1 3PL  
 Flat 8 51 Tanner Street London  
 Flat 5 51 Tanner Street London  
 Flat 6 51 Tanner Street London  
 Flat 7 51 Tanner Street London  
 104 Purbrook Estate Tower Bridge Road  
 London  
 22 Coxson Way London SE1 2XB  
 Third Floor Rear Right 54-58 Tanner Street  
 London  
 Second Floor Rear Right 54-58 Tanner  
 Street London  
 Third Floor Front Right 54-58 Tanner Street  
 London  
 Third Floor Left 54-58 Tanner Street London  
 Flat 43 Florin Court 70 Tanner Street  
 Flat 44 Florin Court 70 Tanner Street  
 Flat 45 Florin Court 70 Tanner Street  
 Flat 42 Florin Court 70 Tanner Street

40 St Johns Estate Tower Bridge Road  
London  
Flat 40 Florin Court 70 Tanner Street  
Flat 41 Florin Court 70 Tanner Street  
Flat 50 Florin Court 70 Tanner Street  
Railway Arch 48 Druid Street London  
Flat 5 Florin Court 70 Tanner Street  
6 St Johns Estate Tower Bridge Road  
London  
Flat 6 Florin Court 70 Tanner Street  
5 St Johns Estate Tower Bridge Road  
London  
Flat 3 Florin Court 70 Tanner Street  
4 St Johns Estate Tower Bridge Road  
London  
Flat 4 Florin Court 70 Tanner Street  
9 St Johns Estate Tower Bridge Road  
London  
Flat 9 Florin Court 70 Tanner Street  
10 St Johns Estate Tower Bridge Road  
London  
Flat 8 Florin Court 70 Tanner Street  
7 St Johns Estate Tower Bridge Road  
London  
Flat 7 Florin Court 70 Tanner Street  
8 St Johns Estate Tower Bridge Road  
London  
Downside Settlement Youth Club Druid  
Street London  
Flat 1 174 Tower Bridge Road London  
Flat 2 174 Tower Bridge Road London  
168B Tower Bridge Road London SE1 3LS  
Flat 14 Export House 168 Tower Bridge  
Road  
Flat 15 Export House 168 Tower Bridge  
Road  
Flat 16 Export House 168 Tower Bridge  
Road  
2 St Johns Estate Tower Bridge Road  
London  
Flat 2 Florin Court 70 Tanner Street  
23 Coxson Way London SE1 2XB  
3 Coxson Way London SE1 2XB  
21 Coxson Way London SE1 2XB  
18 Coxson Way London SE1 2XB  
19 Coxson Way London SE1 2XB  
20 Coxson Way London SE1 2XB  
277 Arnold Estate Druid Street London  
278 Arnold Estate Druid Street London  
279 Arnold Estate Druid Street London  
7 Coxson Way London SE1 2XB  
4 Coxson Way London SE1 2XB  
5 Coxson Way London SE1 2XB  
6 Coxson Way London SE1 2XB  
Third Floor 1 Fellmongers Path Tower  
Bridge Road  
Flat 42 Arc House 62 Riley Road

10 Coxson Way London SE1 2XB  
3 St Johns Estate Tower Bridge Road  
London  
Flat 1 Florin Court 70 Tanner Street  
20 St Johns Estate Tower Bridge Road  
London  
Flat 20 Florin Court 70 Tanner Street  
21 St Johns Estate Tower Bridge Road  
London  
Flat 19 Florin Court 70 Tanner Street  
18 St Johns Estate Tower Bridge Road  
London  
Flat 18 Florin Court 70 Tanner Street  
19 St Johns Estate Tower Bridge Road  
London  
Flat 23 Florin Court 70 Tanner Street  
24 St Johns Estate Tower Bridge Road  
London  
Flat 24 Florin Court 70 Tanner Street  
23 St Johns Estate Tower Bridge Road  
London  
Flat 21 Florin Court 70 Tanner Street  
22 St Johns Estate Tower Bridge Road  
London  
Flat 22 Florin Court 70 Tanner Street  
13 St Johns Estate Tower Bridge Road  
London  
Flat 13 Florin Court 70 Tanner Street  
14 St Johns Estate Tower Bridge Road  
London  
Flat 12 Florin Court 70 Tanner Street  
11 St Johns Estate Tower Bridge Road  
London  
Flat 11 Florin Court 70 Tanner Street  
12 St Johns Estate Tower Bridge Road  
London  
Flat 16 Florin Court 70 Tanner Street  
17 St Johns Estate Tower Bridge Road  
London  
Flat 17 Florin Court 70 Tanner Street  
Part First And Second Floor 1 Fellmongers  
Path Tower Bridge Road  
Unit B3 Arc House 18 Maltby Street  
Unit B4 Arc House 18 Maltby Street  
Part First Floor 1 Fellmongers Path Tower  
Bridge Road  
15 Coxson Way London SE1 2XB  
16 Coxson Way London SE1 2XB  
17 Coxson Way London SE1 2XB  
14 Coxson Way London SE1 2XB  
11 Coxson Way London SE1 2XB  
12 Coxson Way London SE1 2XB  
13 Coxson Way London SE1 2XB  
280 Arnold Estate Druid Street London  
50 Druid Street London SE1 2EZ  
Osteopathy House 176 Tower Bridge Road  
London

20 Maltby Street London SE1 3PG  
 54 Druid Street London SE1 2EZ  
 295 Arnold Estate Druid Street London  
 52 Druid Street London SE1 2EZ  
 44 Druid Street London SE1 2EZ  
 100 Purbrook Estate Tower Bridge Road  
 London  
 31 Maltby Street London SE1 3PA  
 53 Tanner Street London SE1 3PL  
 67-73 Tanner Street London SE1 3PL  
 16 St Johns Estate Tower Bridge Road  
 London  
 Flat 14 Florin Court 70 Tanner Street  
 15 St Johns Estate Tower Bridge Road  
 London  
 Flat 15 Florin Court 70 Tanner Street  
 Flat 45 Arc House 82 Tanner Street  
 Flat 46 Arc House 82 Tanner Street  
 Flat 47 Arc House 82 Tanner Street  
 Flat 44 Arc House 82 Tanner Street  
 Ground Floor Tanner Place 54-58 Tanner  
 Street  
 Flat 42 Arc House 82 Tanner Street  
 Flat 43 Arc House 82 Tanner Street  
 Flat 52 Arc House 82 Tanner Street  
 Flat 53 Arc House 82 Tanner Street  
 Flat 54 Arc House 82 Tanner Street  
 Flat 51 Arc House 82 Tanner Street  
 Flat 48 Arc House 82 Tanner Street  
 Flat 49 Arc House 82 Tanner Street  
 Flat 50 Arc House 82 Tanner Street  
 Flat 5 52 Tanner Street London  
 Flat 6 52 Tanner Street London  
 Flat 7 52 Tanner Street London  
 Flat 4 52 Tanner Street London  
 Flat 1 52 Tanner Street London  
 Flat 2 52 Tanner Street London  
 Flat 3 52 Tanner Street London  
 Flat 16 166 Tower Bridge Road London  
 59 Tanner Street London SE1 3PL  
 51B Tanner Street London SE1 3PL  
 Flat 2 166 Tower Bridge Road London  
 Flat 8 52 Tanner Street London  
 Flat 1 166 Tower Bridge Road London  
 Flat 6 166 Tower Bridge Road London  
 Flat 55 Arc House 82 Tanner Street  
 Flat 74 Arc House 82 Tanner Street  
 Flat 75 Arc House 82 Tanner Street  
 Flat 76 Arc House 82 Tanner Street  
 Flat 73 Arc House 82 Tanner Street  
 Flat 70 Arc House 82 Tanner Street  
 Flat 71 Arc House 82 Tanner Street  
 Flat 72 Arc House 82 Tanner Street  
 Flat 77 Arc House 82 Tanner Street  
 Flat 78 Arc House 82 Tanner Street  
 Flat 1 Arc House 62 Riley Road  
 Flat 60 Arc House 82 Tanner Street  
 Flat 61 Arc House 82 Tanner Street  
 Flat 62 Arc House 82 Tanner Street  
 Flat 59 Arc House 82 Tanner Street  
 Flat 56 Arc House 82 Tanner Street  
 Flat 57 Arc House 82 Tanner Street  
 Flat 58 Arc House 82 Tanner Street  
 Flat 67 Arc House 82 Tanner Street  
 Flat 68 Arc House 82 Tanner Street  
 Flat 69 Arc House 82 Tanner Street  
 Flat 66 Arc House 82 Tanner Street  
 Flat 63 Arc House 82 Tanner Street  
 Flat 64 Arc House 82 Tanner Street  
 Flat 65 Arc House 82 Tanner Street  
 50 Tanner Street London SE1 3XX  
 Flat 15 166 Tower Bridge Road SE1 3LZ  
 Flat 5 166 Tower Bridge Road SE1 3LZ  
 1 Bevington Path London SE1 3PW  
 71 Tanner Street London SE1 3PL  
 Flat 4 166 Tower Bridge Road SE1 3LZ  
 Flat 7 166 Tower Bridge Road SE1 3LZ  
 Flat 9 166 Tower Bridge Road SE1 3LZ  
 Railway Arch 76 Druid Street London  
 Railway Arch 80 Druid Street London  
 Flat 12 55 Tanner Street London  
 Railway Arch 78 Druid Street London  
 Flat 14 166 Tower Bridge Road SE1 3LZ  
 Ground Floor 47-49 Tanner Street London  
 First To Second Floor 47-49 Tanner Street  
 London  
 Railway Arches 76 To 80 And 84 44 45 46  
 47 Druid Street London  
 34-35 Maltby Street London SE1 3PA  
 36 Maltby Street London SE1 3PA  
 Flat 8 166 Tower Bridge Road London  
 63 Tanner Street London SE1 3PL  
 Ground Floor 1 Fellmongers Path Tower  
 Bridge Road  
 First Floor Flat 174 Tower Bridge Road  
 London  
 Flat 12 166 Tower Bridge Road SE1 3LZ  
 Flat 13 166 Tower Bridge Road SE1 3LZ  
 Flat 3 166 Tower Bridge Road SE1 3LZ  
 Flat 11 166 Tower Bridge Road SE1 3LZ  
 Flat 10 55 Tanner Street London  
 Flat 7 61 Tanner Street London  
 Flat 8 61 Tanner Street London  
 Flat 9 61 Tanner Street London  
 Flat 6 61 Tanner Street London  
 Flat 3 61 Tanner Street London  
 Flat 4 61 Tanner Street London  
 Flat 5 61 Tanner Street London  
 Flat 14 61 Tanner Street London  
 Flat 12 51 Tanner Street London  
 Flat 11 51 Tanner Street London  
 Flat 13 61 Tanner Street London  
 Flat 10 61 Tanner Street London  
 Flat 11 61 Tanner Street London

Flat 12 61 Tanner Street London  
 Flat 5 55 Tanner Street London  
 Flat 6 55 Tanner Street London  
 Flat 7 55 Tanner Street London  
 Flat 4 55 Tanner Street London  
 Flat 1 55 Tanner Street London  
 Flat 2 55 Tanner Street London  
 Flat 3 55 Tanner Street London  
 Flat 14 55 Tanner Street London  
 Flat 1 61 Tanner Street London  
 Flat 2 61 Tanner Street London  
 Flat 13 55 Tanner Street London  
 Flat 8 55 Tanner Street London  
 Flat 9 55 Tanner Street London  
 Flat 11 55 Tanner Street London  
 Flat 119 Arc House 16 Maltby Street  
 Flat 120 Arc House 16 Maltby Street  
 Flat 121 Arc House 16 Maltby Street  
 Flat 118 Arc House 16 Maltby Street  
 Flat 115 Arc House 16 Maltby Street  
 Flat 116 Arc House 16 Maltby Street  
 Flat 117 Arc House 16 Maltby Street  
 Flat 126 Arc House 16 Maltby Street  
 Flat 127 Arc House 16 Maltby Street  
 Flat 128 Arc House 16 Maltby Street  
 Flat 125 Arc House 16 Maltby Street  
 Flat 122 Arc House 16 Maltby Street  
 Flat 123 Arc House 16 Maltby Street  
 Flat 124 Arc House 16 Maltby Street  
 Flat 105 Arc House 16 Maltby Street  
 Flat 23 Arc House 62 Riley Road  
 Flat 20 Arc House 62 Riley Road  
 Flat 21 Arc House 62 Riley Road  
 Flat 22 Arc House 62 Riley Road  
 Flat 31 Arc House 62 Riley Road  
 Flat 32 Arc House 62 Riley Road  
 Flat 3 170-172 Tower Bridge Road London  
 60 Tanner Street London SE1 3DR  
 Flat 1 170-172 Tower Bridge Road London  
 55-57 Tanner Street London SE1 3PL  
 Unit 4A Tower Workshops 58 Riley Road  
 12 Pope Street London SE1 3PR  
 83 Purbrook Estate Tower Bridge Road  
 London  
 Flat 33 Arc House 62 Riley Road  
 Flat 30 Arc House 62 Riley Road  
 Flat 27 Arc House 62 Riley Road  
 Flat 28 Arc House 62 Riley Road  
 Flat 29 Arc House 62 Riley Road  
 Flat 10 Arc House 62 Riley Road  
 Flat 11 Arc House 62 Riley Road  
 Flat 12 Arc House 62 Riley Road  
 Flat 9 Arc House 62 Riley Road  
 Flat 6 Arc House 62 Riley Road  
 Flat 7 Arc House 62 Riley Road  
 Flat 8 Arc House 62 Riley Road  
 Flat 17 Arc House 62 Riley Road  
 Flat 18 Arc House 62 Riley Road  
 Flat 19 Arc House 62 Riley Road  
 Flat 16 Arc House 62 Riley Road  
 Flat 13 Arc House 62 Riley Road  
 Flat 14 Arc House 62 Riley Road  
 Flat 15 Arc House 62 Riley Road  
 Flat 34 Arc House 62 Riley Road  
 Flat 90 Arc House 16 Maltby Street  
 Flat 91 Arc House 16 Maltby Street  
 Flat 92 Arc House 16 Maltby Street  
 Flat 89 Arc House 16 Maltby Street  
 Flat 86 Arc House 16 Maltby Street  
 Flat 87 Arc House 16 Maltby Street  
 Flat 88 Arc House 16 Maltby Street  
 Flat 97 Arc House 16 Maltby Street  
 Flat 98 Arc House 16 Maltby Street  
 Flat 99 Arc House 16 Maltby Street  
 Flat 96 Arc House 16 Maltby Street  
 Flat 93 Arc House 16 Maltby Street  
 97 Purbrook Estate Tower Bridge Road  
 London  
 98 Purbrook Estate Tower Bridge Road  
 London  
 99 Purbrook Estate Tower Bridge Road  
 London  
 96 Purbrook Estate Tower Bridge Road  
 London  
 93 Purbrook Estate Tower Bridge Road  
 London  
 94 Purbrook Estate Tower Bridge Road  
 London  
 95 Purbrook Estate Tower Bridge Road  
 London  
 Flat 2 170-172 Tower Bridge Road London  
 84 Purbrook Estate Tower Bridge Road  
 London  
 85 Purbrook Estate Tower Bridge Road  
 London  
 82 Purbrook Estate Tower Bridge Road  
 London  
 105 Purbrook Estate Tower Bridge Road  
 London  
 106 Purbrook Estate Tower Bridge Road  
 London  
 81 Purbrook Estate Tower Bridge Road  
 London  
 90 Purbrook Estate Tower Bridge Road  
 London  
 91 Purbrook Estate Tower Bridge Road  
 London  
 Flat 94 Arc House 16 Maltby Street  
 Flat 95 Arc House 16 Maltby Street  
 Flat 39 Arc House 62 Riley Road  
 Flat 40 Arc House 62 Riley Road  
 Flat 41 Arc House 62 Riley Road  
 Flat 38 Arc House 62 Riley Road  
 Flat 35 Arc House 62 Riley Road

Flat 36 Arc House 62 Riley Road	Flat 129 Arc House 16 Maltby Street
Flat 37 Arc House 62 Riley Road	Flat 148 Arc House 18 Maltby Street
Flat 83 Arc House 16 Maltby Street	Flat 149 Arc House 18 Maltby Street
Flat 84 Arc House 16 Maltby Street	Flat 150 Arc House 18 Maltby Street
Flat 85 Arc House 16 Maltby Street	Flat 147 Arc House 18 Maltby Street
Flat 82 Arc House 16 Maltby Street	Flat 144 Arc House 18 Maltby Street
Flat 79 Arc House 16 Maltby Street	Flat 145 Arc House 18 Maltby Street
Flat 80 Arc House 16 Maltby Street	Flat 146 Arc House 18 Maltby Street
Flat 81 Arc House 16 Maltby Street	Unit A Arc House 82 Tanner Street
285 Arnold Estate Druid Street London	Unit B1 Arc House 82 Tanner Street
286 Arnold Estate Druid Street London	Unit B2 Arc House 82 Tanner Street
287 Arnold Estate Druid Street London	Flat 154 Arc House 18 Maltby Street
284 Arnold Estate Druid Street London	Flat 151 Arc House 18 Maltby Street
281 Arnold Estate Druid Street London	Flat 152 Arc House 18 Maltby Street
282 Arnold Estate Druid Street London	Flat 153 Arc House 18 Maltby Street
283 Arnold Estate Druid Street London	Flat 134 Arc House 18 Maltby Street
292 Arnold Estate Druid Street London	Flat 135 Arc House 18 Maltby Street
293 Arnold Estate Druid Street London	Flat 136 Arc House 18 Maltby Street
294 Arnold Estate Druid Street London	Flat 133 Arc House 18 Maltby Street
291 Arnold Estate Druid Street London	Flat 130 Arc House 16 Maltby Street
Florin Court 70 Tanner Street London	Flat 131 Arc House 18 Maltby Street
Florin Court 70 Tanner Street London	Flat 132 Arc House 18 Maltby Street
Flat 106 Arc House 16 Maltby Street	Flat 141 Arc House 18 Maltby Street
Flat 107 Arc House 16 Maltby Street	Flat 142 Arc House 18 Maltby Street
Flat 104 Arc House 16 Maltby Street	Flat 143 Arc House 18 Maltby Street
Flat 101 Arc House 16 Maltby Street	Flat 140 Arc House 18 Maltby Street
Flat 102 Arc House 16 Maltby Street	Flat 137 Arc House 18 Maltby Street
Flat 103 Arc House 16 Maltby Street	Flat 138 Arc House 18 Maltby Street
Flat 112 Arc House 16 Maltby Street	Flat 139 Arc House 18 Maltby Street
Flat 113 Arc House 16 Maltby Street	Flat 100 Arc House 16 Maltby Street
Flat 114 Arc House 16 Maltby Street	Flat 24 Arc House 62 Riley Road
Flat 111 Arc House 16 Maltby Street	Flat 25 Arc House 62 Riley Road
Flat 108 Arc House 16 Maltby Street	Flat 26 Arc House 62 Riley Road
Flat 109 Arc House 16 Maltby Street	
Flat 110 Arc House 16 Maltby Street	

**Re-consultation:**

## APPENDIX 2

### Consultation responses received

#### Internal services

Flood Risk Management & Urban Drainage  
Transport Policy

#### Statutory and non-statutory organisations

Thames Water  
Metropolitan Police Service (Designing O

Environment Agency  
Environment Agency

#### Neighbour and local groups consulted:

Flat 33 Florin Court 70 Tanner Street	Mill Street London SE1 2BB
Flat 4 51 Tanner Street London	Lafone Street London SE1 2LZ
Flat 45 Florin Court 70 Tanner Street	Queen Elizabeth Street London SE1 2JJ
Flat 42 Arc House 82 Tanner Street	Sweeny Crescent London SE1 2RP
Flat 48 Arc House 82 Tanner Street	Tanner Street London SE1 3GN
Flat 75 Arc House 82 Tanner Street	Tanner Street London SE1 3GN
Flat 60 Arc House 82 Tanner Street	Arnold Estate London SE1 326
Flat 67 Arc House 82 Tanner Street	Phoenix Wharf Road London SE1 2XU
Flat 14 61 Tanner Street London	7 Cube House 5 Spa Road London
Flat 11 61 Tanner Street London	Abbey Street London SE1 2DW
Flat 5 55 Tanner Street London	Abbey Street London SE1 2EW
Flat 1 55 Tanner Street London	Great Suffolk St London SE1 1PE
Flat 2 55 Tanner Street London	95 Leasons Way St Pauls Cray Orpington
Flat 1 61 Tanner Street London	Flat 14 61 Tanner Street London
Flat 8 55 Tanner Street London	2 Shad Thames London SE1 2YU
Abbey Street London SE1 2DW	33 Wilds Rent London SE1 4QG
Lafone Street London SE1 2LZ	Flat 145 Arc House 18 Maltby Street
51 Tanner Street London SE1 3PL	23 Lion Court Shand Street London
Flat 2, 55 Tanner Street London SE1 3PN	78/82 Tanner Street London SE1 3GN
Flat 5, 55 Tanner Street London SE1 3PN	Flat 134 18 Maltby Street London
75 Arc House 82-84 Tanner Street London	76 Tanner street London
Arc House 62 Riley Road London	74 Arc House 82 Tanner Street London
Flat 16 Arc House 62 Riley Road	82 Tanner St London SE1 3GN
Flat 93 Arc House 16 Maltby Street	Flat 5 55 tanner st London Se1 3pn
Flat 79 Arc House 16 Maltby Street	Flat 4, 55 Tanner Street London SE1 3PN
Florin Court 70 Tanner Street London	7 Bancroft Chase Hornchurch RM12 4DP
166 Tower Bridge Road London SE1 3LZ	flat 5 61 tanner street london
Flat 2 Electric Mansions London	Flat 14 61 Tanner Street London SE1 3PP
Arc House Riley Road London	Flat 2 61 Tanner street London
1 Mill Street London SE1 2BB	70 Becket House Tabard Street London
82 Tanner Street London SE1 3GN	Flat 74 Arc House 82 Tanner Street London
Sweeney Crescent London SE1 2RP	Arc House 18 Maltby Street London
Tanner Street London SE1 3PL	Flat 9 55 Tanner Street London
Tanner Street London SE1 3PL	Avalon 40 Micheldever Road Whitchurch



126 Arc House 16 Maltby Street London  
 9 Florin Court 70 Tanner Street London  
 No 25, Jalan Fair Park Ipoh 31400  
 Flat 9, Florin Court, 70 Tanner St. London  
 SE1 3DP  
 68 Tanner Street London SE1 3DR  
 The Salvation Army International  
 Headquarters 101 Queen Victoria Street  
 London  
 35 Florin Court 70 Tanner Street London  
 33 FLORIN COURT 70 TANNER STREET  
 LONDON  
 Flat 89 Arc House, 16 Maltby Street London  
 Apt 1 61 Tanner St London  
 71 Arc House, 82 Tanner Street London,  
 SE1 3GN  
 Flat 32 Florin Court London SE13DP  
 Flat 78 82 Arc House Tanner Street london  
 SE1 3GN  
 Flat 12 Florin Court 70 Tanner St London  
 453 Devon Mansions London  
 32 Rochester House Manciple Street  
 London  
 Flat 14 61 Tanner Street London SE1 3PP  
 59 Arc House London SE1 3GN  
 125 Arc House 16 Maltby Street London  
 58 Parker Building Freda Street London  
 47 Arc House 82 Tanner street London  
 Flat 88 16 Maltby Street london  
 47 Arc House 82 Tanner Street London  
 Flat 40, 41 Maltby Street London SE1 3FF  
 Flat 51, Arc House 82 Tanner Street London  
 Flat 89, Arc House 16 Maltby St London  
 Flat 14 Florin Court 70 Tanner Street  
 London  
 32 Florin Court 70 Tanner street London  
 118 Arc House 16 Maltby Street London  
 Flat 84, Arc House 16 Maltby Street London  
 Flat 3, 61 Tanner Street London SE1 3PP

152 Arc House 18 Maltby Street London  
 Flat 24 Florin Court London SE1 3DP  
 Flat 88 16 Maltby Street London  
 18 Quebec Way London Se16 7er  
 Flat 10 Florin Court 70 Tanner Street  
 London  
 64 Tanner Street London SE1 3DR  
 61 tanner street london se13pp  
 9a shad thames london se1 2nw  
 62 Tanner Street London SE13DR  
 51 Tanner St Flat 2 London  
 Vogan's Mill Wharf, Flat 19 17 Mill Street  
 London  
 153 Arc House 16 Maltby Street London  
 67-71 Tanner Street London SE1 3PL The  
 Arc House London  
 Flat 2 55 Tanner Street London  
 arc house tanner street bermondsey  
 Flat 25 Florin court 70 Tanner Street London  
 Flat 5 4 Tanner St London  
 Flat 7 55 Tanner Street London SE13PN  
 Flat 42 Florin Court 70 Tanner Street  
 London  
 70 Tanner St LONDON SE1 3DP  
 16 Florin Court 70 Tanner Street London  
 Flat 78 St Saviours Wharf 8 Shad Thames  
 London  
 117 Arc House Maltby street london  
 60 Tanner Street London SE1 3DR  
 103 Arc House London SE1 3PL  
 Flat 4 Florin Court 70 Tanner Street London  
 SE1 3DP  
 51 Tanner Street Unit 8 London  
 36, Florin court 70 Tanner street London  
 61 Tanner Street London SE1 3PP  
 95 Arc House 16 Maltby Street City  
 82 Tanner Street London SE1 3GN  
 C603 109 Arc House, Tanner Street London

## APPENDIX 3

### Relevant planning history

<p>10/EQ/0132 Application type: Pre-Application Enquiry (ENQ) 8 storey mixed-use development, with use classes A1-A3 / B1 or similar for ground floor, with residential above, for 25 flats on the upper floors. Decision date 04/07/2011 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/EQ/0125 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building and redevelopment of site to provide a building of ground plus eight storeys, including 153m<sup>2</sup> of class A1,/A2/B1 floor space and 25 residential units on the upper floors (10 x 1 bed, 13 x 2 bed, 1 x 3 bed and 1 x penthouse). Decision date 03/10/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/EQ/0251 Application type: Pre-Application Enquiry (ENQ) Demolition of the existing (vacant) building and erection of new eight storey building to provide commercial floorspace and nine residential units above Decision date 10/02/2015 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/0627 Application type: Full Planning Application (FUL) Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space. Decision date 07/07/2015 Decision: Granted with Legal Agreement (GWLA)</p>
<p>16/EQ/0211 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site with a lower ground, ground plus eight storey building to accommodate office use with a retail unit at ground floor level. Decision date 01/09/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>16/AP/5180 for: Full Planning Application Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works. Decision date 01/09/2016 Decision: Granted with legal agreement.</p>
<p>18/EQ/0205 Application type: Pre-Application Enquiry (ENQ) Redevelopment of site to create an 86 bedroom hotel within a 10 storey building. Decision date 14/09/2018 Decision: Pre-application enquiry closed (EQC)</p>
<p>18/EQ/0376 Application type: Pre-Application Enquiry (ENQ) Follow-up pre application - Redevelopment of site to create an 86 bedroom hotel within a 10 storey building. Decision date 03/01/2019 Decision: Pre-application enquiry closed (EQC)</p>

**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.

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<b>Applicant</b>	Deco Design And Build Ltd	<b>Reg. Number</b>	19/AP/0865
<b>Application Type</b>	Major application	<b>Case Number</b>	79-59
<b>Recommendation</b>	GRANT permission		

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**Draft of Decision Notice****Planning permission is GRANTED for the following development:**

Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant.

67-71 Tanner Street London SE1 3PL

**In accordance with application received on 19 March 2019**

**and Applicant's Drawing Nos.:**

**Proposed Plans**

Proposed South East Elevation 1805-SPP-01-DR-A-P-25-XX-01-01-S4 P01 received  
 Proposed North East Elevation 1805-SPP-01-DR-A-P-25-XX-01-02-S4 P01 received  
 Proposed West Elevation 1805-SPP-01-DR-A-P-25-XX-01-03-S4 P01 received  
 Proposed Site Plan 1805-SPP-01-DR-A-P-00-XX-01-01-S4 P01 received  
 Proposed Ground Floor Plan 1805-SPP-01-DR-A-P-20-0G-01-01-S4 P01 received  
 Proposed Level 01 Floor Plan 1805-SPP-01-DR-A-P-20-01-01-01-S4 P01 received  
 Proposed Level 02 Floor Plan 1805-SPP-01-DR-A-P-20-02-01-01-S4 P01 received  
 Proposed Level 03 Floor Plan 1805-SPP-01-DR-A-P-20-03-01-01-S4 P01 received  
 Proposed Level 04 Floor Plan 1805-SPP-01-DR-A-P-20-04-01-01-S4 P01 received  
 Proposed Level 05 Floor Plan 1805-SPP-01-DR-A-P-20-05-01-01-S4 P01 received  
 Proposed Level 06 Floor Plan 1805-SPP-01-DR-A-P-20-06-01-01-S4 P01 received  
 Proposed Level 07 Floor Plan 1805-SPP-01-DR-A-P-20-07-01-01-S4 P01 received  
 Proposed Level 08 Floor Plan 1805-SPP-01-DR-A-P-20-08-01-01-S4 P01 received  
 Proposed Roof Plan 1805-SPP-01-DR-A-P-20-0R-01-01-S4 P01 received  
 Proposed Basement Floor Plan 1805-SPP-01-DR-A-P-20-B1-01-01-S4 P01 received  
 Proposed Section 01 1805-SPP-01-DR-A-P-26-XX-01-01-S4 P01 received  
 Proposed Section 02 1805-SPP-01-DR-A-P-26-XX-01-02-S4 P01 received

**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. 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:
- 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.

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. Before any development hereby authorised, begins, the applicant shall:
- a) Secure the implementation of a further programme of archaeological excavation work, known as archaeological mitigation. Archaeological mitigation follows on from archaeological evaluation and can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits.

This further programme of archaeological work shall be in accordance with a written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

b) Submit a brief summary report on the results of these mitigation works to the Local Planning Authority for approval in writing. No further development shall take place until that written approval is received, which will allow the development to be carried out without further archaeological on-site fieldwork, and will allow the archaeological post-excavation analysis work to commence.

Reason:

Parts A and B: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2019), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

5. Before any work, hereby authorised, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

6. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure, in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

7. a) Based on the report EPT is satisfied with the remediation strategy for the protection of water supply pipes and the gas protection membrane.
- b) 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 shall be submitted to and approved in writing by the Local Planning Authority.

c) 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-b 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.

8. Detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority prior to works commencing on site.

#### Reason:

To ensure that the development would not impact on the adjacent public highway in accordance with The National Planning Policy Framework 2019, Strategic Policies 2 Sustainable Transport and 12 Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design, 3.13 Urban design, 5.2 Transport impacts and 5.3 walking and cycling of the Southwark Plan 2007".

9. 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.

10. Before any above grade work hereby authorised begins, details of the biodiversity green roofs and walls 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.

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

Reason:

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

12. Prior to any above grade works, detailed plans, sections and elevations (where relevant) at a scale of 1:10 and 1:5 through:

- a. facades and bays (including splays and setbacks)
- b. parapets
- c. high-level planters
- d. heads, cills and jambs of typical openings
- e. doors (including entrance provision onto courtyard)
- f. window frames and any ventilation grilles, and
- g. rooftop plant enclosure

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

Reasons:

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, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

13. Prior to any above grade works details of the proposed signage strategy for the new building, setting out the position and design parameters (including plans, sections and elevations, where relevant) at a scale of 1:10 and 1:2.

Reasons:

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, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

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

14. Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

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

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

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

Reason:

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



16. Prior to the commencement of use, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building 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 hotel hereby approved, the applicant shall provide a hotel management plan that will demonstrate what measures shall be undertaken in order to manage noise from the guests from the hotel.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from guests of the hotel, 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 Compliance Condition(s)**

18. 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, and; Saved Policy 5.3 (Walking and Cycling) 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. The rooms hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:  
 Bedrooms - 35dB LAeq T†, 30 dB LAeq T\*, 45dB LAFmax T \*  
 Living rooms- 35dB LAeq T †  
 Dining room - 40 dB LAeq T †  
 \* - Night-time - 8 hours between 23:00-07:00  
 † - Daytime - 16 hours between 07:00-23:00

Reason

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

21. Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Friday - 08:00 to 20:00.

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 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

22. The flood resiliency details as outlined within paragraph 4.2 of the submitted flood risk assessment ref:A18282 rev 09 dated January 2020 shall be employed and retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason

To prevent the increased risk of flooding in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

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

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).

**Permission is subject to the following Special Condition(s)**

24. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater, 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.

25. 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) 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 Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Secondary Aquifer), in accordance with saved policy 3.2 'Protection of amenity', 3.9 'Water' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019."

26. Within six months of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy

Framework 2019.

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

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters, in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

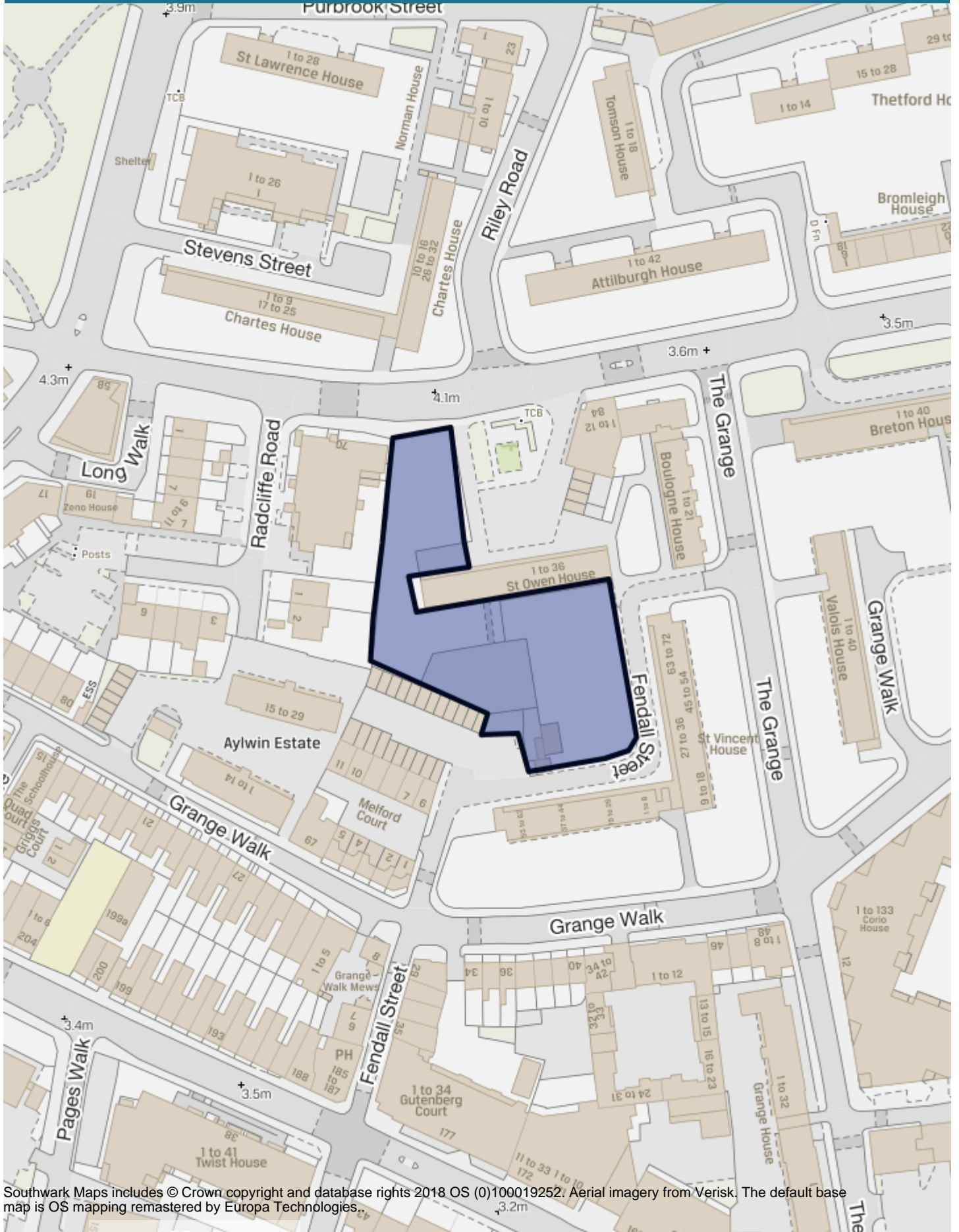
### **Informatives**

- 1 Advertisement consent would be required for any advertisement proposed on the building.

# Agenda Item 7.2



## FENDALL STREET GARAGES LAND ON ST SAVIOUR'S ESTATE FENDALL STREET LONDON SOUTHWARK



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50 m

Scale =

24-Aug-2020

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<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 14 September 2020	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 20/AP/1472 for: Full Planning Application  <b>Address:</b> FENDALL STREET GARAGES, LAND ON ST SAVIOUR'S ESTATE, FENDALL STREET, LONDON, SOUTHWARK  <b>Proposal:</b> Demolition of existing garages and maintenance store and redevelopment to provide a new 5 storey residential building (Use Class C3) of 16no. affordable homes comprising 6 x one bed flats, 7 x two bed flats and 3 x three bed duplexes, with associated landscaping works, a ball court, children's playspace and 1no. blue badge parking space.		
<b>Ward(s) or groups affected:</b>	London Bridge And West Bermondsey		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 29/05/2020		<b>Application Expiry Date</b> 28/08/2020	
<b>Earliest Decision Date</b> 06/07/2020			

## RECOMMENDATION

1. That the planning application be granted subject to conditions and a unilateral undertaking be provided.

## EXECUTIVE SUMMARY

2. The proposed development is for the demolition of the existing garages on the application site and the construction of a 5 storey block containing 16 affordable, social rented dwellings. Associated works also include cycle parking, refuse storage, 1 blue badge wheelchair accessible car parking space, extensive hard and soft landscaping and the provision of 353 sq. m. children's playspace and a 144 sq. m. ball court.
3. The principle of development is considered acceptable as the proposed development would make an efficient use of land to positively contribute to affordable housing delivery in an appropriate location within the borough. The overall mix of dwellings is appropriate with 62.5% of units being 2 bedrooms or more. 18.8% of units would be 3 bedrooms or more and when considered alongside a further application currently pending consideration at St Saviours Estate on Maltby Street (20/AP/1941), an average of 30.2% family housing would be provided. All units would meet minimum space standards and would provide private external amenity space in the form of balconies. The proposal would also significantly improve the open space adjacent to the building with landscaping, a ball court and children's playspace.
4. The architecture of the proposed development would respond well in height, layout and massing to its constrained position with St Saviours Estate. The staggered design of the building would maintain a comfortable relationship with the neighbouring building

and the height and massing would not detract from the settings of nearby heritage assets.

5. The building has been designed to reduce the potential of overlooking neighbouring occupiers through its stepped form respecting neighbouring building lines. All neighbouring windows comply with No Sky Line (NSL) BRE guidance with the proposed development in place. Not all neighbouring windows fully comply with BRE guidance in terms of Vertical Sky Component (VSC) values, the values are not significantly below BRE guidance and are common for urban London locations. Whilst there would be some impacts seen as a result of the proposed development in terms of daylight and sunlight, these impacts would not be significant enough to outweigh the benefits of the scheme

## **BACKGROUND INFORMATION**

### **Site location and description**

6. The application site refers to an existing garage site within St Saviours Estate and is bound by Fendall Street to the east and south with St Vincent House, a 7 storey building, immediately beyond. St Owen House, an 8 storey building, is located to the north, and Melford Court, which comprises 3 storey terraced buildings, is located to the west. St Saviour's Estate is a large council housing estate which was constructed in the late 1950s on land previously occupied by terraced housing, but cleared and used for temporary prefabricated housing following extensive war time damage. The application site comprises garages, car parking and a maintenance store associated with the wider estate, as well as soft landscaping and a ball court to the east.
7. The site is subject to the following designations:
  - Borough, Bermondsey and Rivers Archaeological Priority Zone
  - Urban Density Zone
  - Air Quality Management Area
  - Flood Zones 2 and 3
  - The Grange Controlled Parking Zone
8. The site is not in a conservation area, although the Bermondsey Street Conservation Area is approximately 22m to the south of the site and includes parts of Grange Walk and Fendall Street. Grade II listed Georgian properties Nos. 2, 4 and 6 Grange Walk are located a minimum of 80m from the site and Grade II\* listed No. 67 Grange Walk is located approximately 28m to the south of the site. The westward view along Grange Walk is identified as an attractive townscape view.

### **The surrounding area**

9. The immediate surrounding area is predominantly residential in land use and comprises a mix of architectural styles and building heights, generally ranging from 2 storeys to 8 storeys. The nearest commercial uses are approximately 130m to the west of the site, primarily on Tower Bridge Road.

### **Details of proposal**

10. The proposed development seeks the demolition of the existing garages and maintenance store on site and the construction of a 5 storey Use Class C3 residential building to provide 16 dwellings. The building would be in the form of two volumes that interlock around a central core. The elevations would comprise brickwork with dressed punched-hole openings and inset corner balconies, finished with parapets and a flat roof.



11. The proposed development would comprise 6 x 1 bedroom flats, 7 x 2 bedroom flats and 3 x 3 bedroom duplexes. All of the units would be affordable rented and one wheelchair accessible unit would be provided. Associated works also include cycle parking, refuse storage, 1 blue badge wheelchair accessible car parking space, extensive hard and soft landscaping and the provision of 353 sq. m. children's playspace and a 144 sq. m. ball court.

### **Planning history**

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

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

13. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
  - Density
  - Affordable housing and dwelling mix including wheelchair housing
  - Quality of residential accommodation
  - Design, layout and heritage assets
  - 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
  - Energy and sustainability
  - Ecology and biodiversity
  - Air quality
  - Ground conditions and contamination
  - Water resources and flood risk
  - Archaeology
  - Planning obligations (S.106 undertaking or agreement)
  - Mayoral and borough community infrastructure levy (CIL)
  - Consultation responses, and how the application addresses the concerns raised
  - Community impact and equalities assessment
  - Human rights; and,
  - Positive and proactive statement
14. These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal Context**

15. 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.
16. 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)

17. 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. The relevant chapters from the Framework are:

Chapter 2 (Achieving sustainable development)  
 Chapter 5 (Delivering a sufficient supply of homes)  
 Chapter 8 (Promoting healthy and safe communities)  
 Chapter 9 (Promoting sustainable transport)  
 Chapter 11 (Making effective use of land)  
 Chapter 12 (Achieving well-designed places)  
 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

London Plan 2016

18. 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 3.7 (Large residential developments)  
 Policy 3.8 (Housing choice)  
 Policy 3.9 (Mixed and balanced communities)  
 Policy 3.11 (Affordable housing targets)  
 Policy 3.18 (Education facilities)  
 Policy 5.1 (Climate change mitigation)  
 Policy 5.2 (Minimising carbon dioxide emissions)  
 Policy 5.3 (Sustainable design and construction)  
 Policy 5.12 (Flood risk management)  
 Policy 5.13 (Sustainable drainage)  
 Policy 5.16 (Waste net self-sufficiency)  
 Policy 6.3 (Assessing effects of development on transport capacity)  
 Policy 6.9 (Cycling)  
 Policy 6.10 (Walking)  
 Policy 6.13 (Parking)  
 Policy 7.3 (Designing out crime)  
 Policy 7.4 (Local character)  
 Policy 7.5 (Public realm)  
 Policy 7.6 (Architecture)  
 Policy 7.19 (Biodiversity and access to nature)  
 Policy 7.21 (Trees and woodlands)

Core Strategy 2011

19. The relevant policies from the Core Strategy 2011 are:
- 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 11 (Open spaces and wildlife)  
 Strategic Policy 12 (Design and conservation)  
 Strategic Policy 13 (High environmental standards)

Southwark Plan 2007 - saved policies

20. 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 saved policies of the Southwark Plan 2007 are:

Policy 3.2 (Protection of amenity)  
 Policy 3.3 (Sustainability assessment)  
 Policy 3.4 (Energy efficiency)  
 Policy 3.6 (Air quality)  
 Policy 3.7 (Waste reduction)  
 Policy 3.9 (Water)  
 Policy 3.11 (Efficient use of land)  
 Policy 3.12 (Quality in design)  
 Policy 3.13 (Urban design)  
 Policy 3.14 (Designing out crime)  
 Policy 4.1 (Density)  
 Policy 4.2 (Quality of residential accommodation)  
 Policy 4.3 (Mix of dwellings)  
 Policy 5.2 (Transport impacts)  
 Policy 5.3 (Walking and cycling)  
 Policy 5.6 (Car parking)  
 Policy 5.7 (Parking Standards for disabled people and the mobility impaired)

Relevant Supplementary Planning Guidance (SPGs) and Documents (SPDs)

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

Housing SPG 2016  
 Sustainable Design and Construction SPG 2014  
 Play and Informal Recreation 2012  
 2015 Technical Update to the Residential Design Standards SPD 2011

**Emerging planning policy**

Draft New London Plan

22. 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.
23. 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.
24. 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

25. 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.
26. 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.
27. 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)
28. 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**

29. Summarised below are the material planning considerations raised by members of the public.
30. Design quality and site layout:
  - Scale of development.
31. Neighbour amenity impacts:
  - Impact on daylight and sunlight levels.
  - Overlooking / privacy issues.
  - Increase in noise.
32. Transport, parking, highways, deliveries and servicing matters:
  - Refuse storage location.
33. Ecology and biodiversity:

- Need for a biodiverse roof.
  - Impact on landscaping and biodiversity.
34. Security and prevention of anti-social behaviour:
- Landscaping will cause anti-social behaviour.
35. These matters are addressed comprehensively in the relevant parts of this report.

## ASSESSMENT

### Principle of the proposed development in terms of land use

36. Policy 3.3 of the London Plan and Strategic Policy 5 of the Core Strategy seek to increase housing supply and provide new homes within the borough. Further to this, Strategic Policy 6 of the Core Strategy states that development will provide homes for people on different incomes. The application site is an existing car park area comprising 22 garages and 8 forecourt car parking spaces associated with St Saviours Estate. The immediate surrounding area, being St Saviours Estate, is solely residential in land use and the wider surrounding area is also predominantly residential in land use. Due to the site's residential context, the principle of providing additional residential units at this location is considered acceptable and would contribute to housing need. Furthermore, the principle of providing a wholly council rented residential development is supported.
37. The proposal would result in the loss of garages and car parking which is a land use that does not have any planning policy protection. The impact of the loss of the garages and car parking is assessed further within the Transport section of this report.
38. The principle of development is considered acceptable as the proposed development would make an efficient use of land to positively contribute to affordable housing delivery in an appropriate location within the borough.

### Density

39. The proposed development includes 48 habitable rooms on a 0.35 hectare site and therefore would have a density of 137 habitable rooms per hectare (HR/Ha). This falls below the density range of 200 to 700 for the urban density zone. It is however acknowledged that this density is a result of the site's context, to maintain the amenity of existing residents and because the site boundary includes extensive play space and a ball court. The proposed density is therefore considered appropriate and acceptable for the application site and it is not an inefficient use of land.

### Affordable housing and dwelling mix including wheelchair housing

40. All of the proposed 16 units would be affordable housing which exceeds planning policy requirements. This provision is to be secured via a legal agreement.
41. The following unit mix is proposed:

Unit size	No. of social rent	Percentage of unit type	Habitable rooms
1 bed (2P)	6	37.5%	12
2 bed (4P)	7	43.7%	21

3 bed (5P)	3	18.8%	15
All units	16	100%	48

42. The overall mix of dwellings, as set out above, is appropriate with 62.5% of units being 2 bedrooms or more, complying with Strategic Policy 7 of the Core Strategy. It is noted that the proportion of 3 bedroom homes is slightly below the prescribed 20%, at 18.8%. A further application on St Saviours Estate is currently pending consideration for the redevelopment of existing garages at Maltby Street to provide a residential building containing 24 affordable, social rented homes (20/AP/1941). The following unit mix is proposed:

Unit size	No. of social rent	Percentage of unit type	Habitable rooms
1 bed (2P)	8	33.3%	12
2 bed (4P)	6	25%	21
3 bed (5P)	6	25%	15
3 bed (6P)	2	8.3%	
4 bed (7P)	2	8.3%	
All units	24	100%	48

43. The application at Maltby Street (20/AP/1941) seeks the provision of 33.3% 3 bedroom units and 8.3% 4 bedroom units, therefore providing 41.6% family housing. Across the two sites, an average of 30.2% family housing is proposed which would exceed the prescribed 20% of Strategic Policy 7 of the Core Strategy, the slight shortfall for this application is considered to be acceptable because of this.
44. A 3 bedroom 5 person wheelchair accessible duplex unit is proposed across ground and first floors which has been designed to comply with M4(3), including a through floor lift. This is consistent with the 10% requirement by habitable room for wheelchair accessible housing established within Saved Policy 4.3 of the Local Plan and Policy 3.8 of the London Plan.
45. Overall, the proposed mix of dwellings is considered acceptable for a fully social rented scheme.

#### **Quality of residential accommodation**

46. All of the proposed units would meet or exceed the required overall Gross Internal Area (GIA) and individual room sizes as nationally described and set out within the 2015 Technical Update to the Residential Design Standards SPD 2011 and thus would provide good quality sized affordable units.
47. All of the proposed dwellings would benefit from dual aspect layouts as there are 4 units per floor. All windows within the habitable rooms would have access to good levels of light and outlook. The proposed building lines have been designed to create sufficient separation distances of a minimum 18m so as not to create overlooking or

privacy issues with neighbouring properties.

48. All of the proposed units include balconies ranging from 5.6 sq. m. to 7.8 sq. m. in total area, with the duplex units benefiting from multiple balconies. As such, all dwellings would benefit from private outdoor amenity space, including over 10 sq. m. in total for all 3 bedroom units. This provision is in line with the requirements of the 20215 Technical Update to the Residential Design Standards SPD 2011.
49. No designated communal amenity space is proposed solely for future occupiers of the building, however extensive hard and soft landscaping is proposed across the application site. This would provide public open space for future occupiers to be shared with rest of St Saviours Estate and would significantly enhance the current landscaping. Additionally, 353 sq. m. of children's playspace and a 144 sq. m. ball court are proposed within the application site.
50. Overall, the proposed development would provide a high quality of both internal and external accommodation for future occupiers which is in line with policy requirements.

### **Design, layout and heritage assets**

51. The proposed development is for a 5 storey building in the form of two volumes that interlock around a central core. Although this design approach is different from the linear block form of St Saviours Estate, the proposed compact built form would sit well within a relatively constrained part of the estate. The siting of the building, beyond the flank ends of the existing blocks, and the staggered design, would be effective in maintaining sufficient distances of approximately 18m and over 20m from St Owen House and St Vincent House, respectively, and directing views away from neighbouring occupiers.
52. The proposed 5 storey building would sit distinctly below the neighbouring properties of St Vincent House, at 7 storeys, and St Owen House, at 8 storeys. Nonetheless, it would remain sufficiently scaled to essentially complete the fourth side of the square, providing a coherent sense of enclosure to the gardens. The height also means that the building would not be overwhelming when experienced from Aylwin Estate and Melford Court to the south west, with the proposed 5 storeys transitioning down comfortably from the adjacent tall slab blocks to the lower height of the neighbouring 3 and 4 residential blocks.
53. Furthermore, the relatively modest scale would not be harmful on the townscape within Grange Walk or within the setting of the Bermondsey Street Conservation Area and listed buildings at Nos. 2, 4, 6 and 67 Grange Walk. The tight form of Grange Walk ensures that the building would not be seen in the backdrop to views of the listed buildings, whilst the important local view within Grange Walk is westwards towards Bermondsey Square and would therefore be unaffected as it is in the opposite direction.
54. The main residential entrance to the building would be on the southern elevation and therefore readily visible in the approach from Fendall Street and its junction with Grange Walk. The design of the entrance, with a canopy and projecting site panels, would be strongly legible and engaging. The elevations would have a robust brickwork character, with punched-hole openings that are given more prominence by featuring projecting window surrounds, lintels and mullion details. The proposed materials include a lighter pinkish/ buff for the main brickwork a red tone for the base and parapet. These colour distinctions would work well to add visual interest to the design and to emphasise the base and cap as the building, further enhanced by 'rustification' detailing. The windows would be composite aluminium and timber, with an off-white

anodised finish which would sit well with brickwork. The projecting window details would add depth to the openings and act as fins that provide solar shading and help control outlook, limiting the potential for overlooking to neighbouring occupiers. These would be profiled with a pleated detailing and finished in ceramic tiling, which would also be used on the side panels of the main entrance of the building, ensuring a consistent design. A condition has been recommended for sample panels of all proposed external facing materials to be submitted in order to ensure a high quality design. A condition has also been recommended for detailed plans, sections and elevations to be submitted.

55. Overall, the architecture of the proposed development would respond well in height, layout and massing to its constrained position with St Saviours Estate. The staggered design of the building would maintain a comfortable relationship with the neighbouring building and the height and massing would not detract from the settings of nearby heritage assets.

### **Landscaping and trees**

56. The proposal includes the removal of one Category B tree (T18 - Acer) and one Category U tree (T5 - Sophora) and seeks to retain all other trees across the application site. The Category B tree does provide amenity value when viewed as part of a group, the mitigation proposed would not only offset this loss whilst but also result in a net gain of trees and biodiversity. A total of 17 trees of native planting are proposed across the application site, including a cluster of trees between the proposed building and the adjacent Melford Court. Conditions have therefore been recommended for an Arboricultural Method Statement to be submitted prior to works commencing and for a completed schedule of site supervision and monitoring to be submitted.
57. As mentioned, extensive landscaping is proposed across the application site which would significantly improve the existing open space. This area would also include children's playspace and a ball court. A condition has therefore been recommended for details of hard and soft landscaping to be submitted.
58. Subject to the recommended conditions, it is considered that the proposed development is acceptable with regard to landscaping and trees and would result in significant urban greening, in line with policy requirements.

### **Children's playspace**

59. As required by policy, the proposed development would provide children's playspace within the boundaries of the application site. The proposed development indicates a child yield of 13.7 and as such, a minimum of 136.7 sq. m. of playspace is required.
60. The proposal includes the provision of 353 sq. m. of children's playspace, as well as a 144 sq. m. ball court to replace the existing ball court on site. This is a significant contribution of playspace which would also be made available to the existing residents of St Saviours Estate, this provision was well received at residents' consultation and would be secured via a legal agreement.

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

61. The height, as well as the location of the building centrally within the site with appropriate staggering, would ensure that there would not be a feeling of enclosure caused to neighbouring occupiers.



62. To the east, the proposed development would overlook the open space and as such, would not impact on the amenity of neighbouring occupiers. This would also provide beneficial informal surveillance to the open space. The layout of the building, which is split into two volumes, has been designed so as to ensure separation distances of approximately 18m to St Owen House and over 14m to Melford Court.
63. To the north, views would be directed towards the gap in the estate to Abbey Street, with the building line stepping back to create a separation distance from St Owen House of approximately 18m and therefore minimising the potential for direct overlooking. Similarly, the view south would be directed through the existing gap in the buildings to Grange Walk, with the building line stepping back to create a separation distance of over 14m to Melford Court. This elevation of Melford Court comprises small secondary windows at first floor, whilst the second floor windows are set even further back from the building line. It is therefore considered that a sufficient separation distance would be created. Due to the orientation of Aylwin Estate away from the application site there is no potential for direct overlooking from the proposed development.
64. The applicant has submitted a daylight and sunlight assessment which looks at the potential impacts of the development on the surrounding properties at St Vincent House, 6 – 11 Melford Court, 15-29 Aylwin Estate, 1-2 Radcliffe Road and 1-36 St Owen House.
65. Within this, an overshadowing assessment demonstrates that the neighbouring amenity areas at 1-2 Radcliffe Road would retain 2 hours of sunlight on the 21st March to 70-75% of their area and the communal amenity areas within St Saviours Estate would retain at least 75%. This is compliant with BRE guidance for overshadowing.
66. No Sky Line (NSL) measures the distribution of diffuse daylight within a room. BRE guidance states that if the NSL moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then a noticeable impact will be seen.
67. BRE guidance states that if the Vertical Sky Component (VSC) at the centre of a window is more than 27%, or if not, then it is more than 80% (0.8 ratio) of its former value, then the diffuse daylight of the existing building will not be adversely affected.

#### St Vincent House

68. All windows within St Vincent House meet BRE guidance in terms of VSC when directly assessed, with the exception of a row of 4 ground floor kitchen windows on the northern facade. The VSC values of these windows as a result of the proposed development would range from 6% to 6.6%, with reduction factors of 0.64 to 0.76. The reduction factors are not significantly below the BRE guidance of 0.8. These windows are all situated below access decks and already have low VSC values, partly as a result of these overhangs. As a secondary assessment, these windows have also been considered without the impacts of the access decks in line with BRE guidance. On this basis, one window (W2/50) would have a VSC value of 26.3% and all other windows would have a VSC value above 27%. Furthermore, the reduction factor of all windows from their former value would be above a ratio of 0.8 suggesting that a significant factor of the low VSCs is the existing overhangs.
69. All of the windows within St Vincent House would comply with BRE guidance in terms of NSL as the areas of the existing rooms which receive direct skylight would not be reduced to less than 0.8 times its former value. Overall, whilst there would be a slight impact to some windows within St Vincent House, appropriate levels of daylight would

still be received with the proposed development in place. The impact on overall living standards for residents of St Vincent House would not be significant.

#### 6-9 Melford Court

70. These 3 storey properties are located to the south west of the application site and are accessed via Fendall Street. There are no windows located at ground floor fronting the application site. At first floor these properties comprise open plan living/kitchen/dining rooms served by multiple windows. The small rear windows which front the application site would not meet BRE guidance as they would experience proportional VSC reductions at a ratio of up to 0.66 and retain VSC value of at least 21%. Notwithstanding this, the overall rooms would still receive significant levels of daylight and sunlight from existing windows on other elevations which would not be affected by the proposed development. It is therefore considered that whilst the small secondary windows to the rear of the properties would experience a slight reduction in daylight levels, the overall rooms would not be significantly adversely affected.
71. Similarly, at second floor the windows fronting the application site serve dual aspect bedrooms. The VSC values of these windows as a result of the proposed development would range from 23.3% to 24.5% and would experience reduction factor ratios from the existing values ranging from 0.77 to 0.8. As such, these windows would not experience significant reductions and would only be slightly below BRE guidance. Again, these windows serve dual aspect bedrooms so it is considered that the overall rooms would still experience sufficient levels of daylight.
72. In terms of NSL these windows would experience reduction factors of 0.97 to 1.00 meaning there would not be a noticeable impact on the distribution of diffuse daylight received, in compliance with BRE guidance.

#### 10-11 Melford Court

73. These properties form the remainder of the terrace at Melford Court and are of the same internal layout as 6-9 Melford Court, as set out above. The small secondary windows to the living/kitchen/dining/rooms at first floor would have VSC values of 22.2% and 21.4% for Nos. 10 and 11 respectively. These would not be more than 0.8 times the former VSC value, at 0.74 and 0.77, however these ratios are only slightly less than BRE guidance. Furthermore, these are secondary windows to open plan living spaces which benefit from windows that would not be affected at all as a result of the proposed development. As such, the overall impact is not considered to be significant in terms of daylight.
74. At second floor, the windows serving bedrooms would have VSC values of ranging from 21.1% to 25.3%, however would still be more than 0.8 times their former value. As such, these windows would meet BRE guidance following the proposed development. These rooms are also served by additional windows to the front of the properties.
75. In terms of NSL these windows would experience reduction factors of 0.97 to 1.00 meaning there would not be a noticeable impact on the distribution of diffuse daylight received, in compliance with BRE guidance.

#### 1-2 Radcliffe Road

76. All of the windows within these properties would comply with BRE guidance in terms of both VSC and NSL.

#### Aylwin Estate

77. All of the windows within these properties would comply with BRE guidance in terms of both VSC and NSL.

#### St Owen House

78. St Owen House is an 8 storey building within St Saviours Estate located to the north of the application site. None of the windows from the 3rd to 8th floor would be impacted in terms of daylight and sunlight as a result of the proposed development, fully complying with BRE guidance.
79. The ground floor windows serve living rooms and currently retain VSC values ranging from range from 31.9% to 32.7%. As a result of the proposal, these windows would experience VSC values ranging from 17.8% to 23%. These windows have also been assessed with the balconies removed which shows that the VSC values would range from 18.4% to 23.7%, a ratio decrease of 0.56 to 0.74 their former value. It is acknowledged that these rooms would experience reductions in daylight levels beyond BRE guidance, however it is acknowledged that these VSC levels are not uncommon for an urban London location and on balance, given the benefits of the proposed development, are considered acceptable.
80. The first floor windows, which serve bedrooms, would also experience reductions in daylight levels received, experiencing VSC values of 18.6%, 21.8% and 23.3%. With the balconies removed the resulting VSCs of the windows would be 21%, 24.2% and 25.9% at ratios of 0.62, 0.71 and 0.76 their former value, respectively. The daylight demands for bedrooms are not considered as great as other habitable rooms as their primary function is to provide sleeping accommodation. On balance, the resulting losses in terms of VSC are considered acceptable.
81. The second floor windows serving living rooms currently retain VSC values ranging from 34.2% to 35% and as a result of the proposal would experience VSC values of 23.6% to 28%. Again, these have again been assessed with the balconies removed. Of the 6 windows, 3 would not meet BRE guidance. These windows would have resulting VSC values of 24.2% to 25.9% at ratios of 0.68 to 0.73 their former value. Again, these VSC levels are not uncommon in an urban London location and are not significantly below the 0.8 BRE guidance.
82. All of the windows within St Owen House would comply with BRE guidance in terms of NSL as the areas of the existing rooms which receive direct skylight would not be reduced to less than 0.8 times its former value. Overall, whilst there would be a slight impact to some windows within St Vincent House, as shown by the VSC values, appropriate levels of daylight would still be received with the proposed development in place in terms of NSL.

#### Summary

83. The building has been designed to reduce the potential of overlooking neighbouring occupiers through its stepped form respecting neighbouring building lines. All neighbouring windows comply with No Sky Line (NSL) BRE guidance with the proposed development in place. Whilst it is acknowledged that not all neighbouring windows fully comply with BRE guidance in terms of Vertical Sky Component (VSC) values, the values are not significantly below BRE guidance and are common for urban London locations. Some of the windows are also secondary windows to dual aspect rooms. On balance, it is considered that whilst there would be some impacts seen as a result of the proposed development in terms of daylight and sunlight, these impacts would not be significant enough to outweigh the benefits of the scheme.

### **Transport issues**

84. The development would result in the loss of 22 garages and 8 forecourt car parking spaces which are currently allocated to residents at the adjacent St Vincent House on a permit holder basis. The applicant's consultants have carried out an overnight on-street parking survey on Tuesday 22nd January 2019 and Wednesday 23rd January 2019 for the immediate surrounding roads including Riley Road, Abbey Street, The Grange, Maltby Street, Grange Walk, Fendall Street and Crimscott Street.
85. The Grange Controlled Parking Zone (CPZ) provides parking control in the vicinity of the site weekdays from 08:00 to 18:30. The proposed development would be car free, with the exception of 1 blue badge wheelchair accessible bay, which meets policy requirements of the London Plan. The parking survey identifies the capacity on surrounding streets and concludes that overall parking stress levels were at 66% and 67% on the two overnight periods assessed. As such, this indicates that the local highway network has the capacity for at least 64 additional cars to lawfully park on-street overnight. This is more than sufficient to off-set the loss of the garages and forecourt parking spaces on the application site and it is therefore considered that the proposed development would not adversely impact on parking capacity within the area.
86. The proposed development would provide a total of 46 cycle parking spaces within an enclosed and covered external cycle storage area and as Sheffield stands for visitors. According to Policy 6.9 of the London Plan, a total of 29 long stay cycle parking spaces are required for the 16 residential dwellings proposed. As such, the proposed development would provide in excess of requirements in order to also provide cycle storage provision for existing residents of St Vincent's House. This provision therefore goes beyond policy requirements and is supported. A condition has been recommended to ensure the provision of this cycle storage.
87. Refuse storage is proposed internally at ground floor which is within 10m of the collection point. This would be on-street via a proposed widened section of Fendall Street, as part of the existing refuse collection route and strategy for the wider estate. This arrangement is therefore considered acceptable. Furthermore, swept path drawings have also been submitted which demonstrate a refuse vehicle manoeuvring along Fendall Street. This refuse storage provision is to be secured via condition.
88. The applicant would also enter into a S278 agreement to complete relevant highways works associated with the proposed development. This would be secured via the unilateral undertaking.

### **Energy and sustainability**

89. The London Plan target is for all major developments to be carbon neutral. The submitted Energy and Sustainability Statement outlines that CO2 emissions would achieve 50.5% lower than Part L 2013 compliant development. Photo Voltaic (PV) panels are proposed at roof level. The remainder of carbon savings are therefore to be provided as part of an off-site contribution of £54,000 in accordance with the S106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015. Subject to the off-site contribution being made, the application is considered to be policy compliant in sustainability and energy terms.

### **Ecology and biodiversity**

90. A Bat Survey Report has been submitted which identifies that there are currently no active bat roosts within the application site. This report is considered acceptable by

Southwark's Ecology Officer and it is advised that an ecological management plan, including details of a biodiverse roof and soft landscaping, is submitted.

91. Conditions are also recommended to ensure the provision of a biodiverse roof underneath the PVs and for swift nesting bricks to be provided.
92. Again, a condition has been recommended for a hard and soft landscaping scheme to be submitted, including extensive tree planting, which would increase biodiversity net gain. Subject to these conditions it is considered that the proposed development would meet policy requirements and be acceptable with regard to ecology and biodiversity.

#### **Air quality**

93. The application site is located within an Air Quality Management Area, however an Air Quality Assessment has been submitted which identifies that the proposed development would not be significantly affected by road traffic, with both nitrogen dioxide and particulate matter concentrations being well below the air quality objections. The impacts of existing pollution sources on future occupiers is also deemed to be insignificant and as such, air quality would not be an issue for future occupiers and mitigation measures are incorporated into the submitted report.

#### **Ground conditions and contamination**

94. The applicant has conducted a Preliminary Investigation Report for the application site and a subsequent Phase 2 assessment, which found contamination present on the application site. This has been reviewed by Southwark's Environmental Protection Team and it is deemed that the proposed remediation strategy set out is acceptable. A condition has been recommended requiring a verification report providing evidence that all works required by the remediation strategy have been completed to be submitted.

#### **Water resources and flood risk**

95. The application site is located in Flood Zones 2 and 3, in an area benefiting from flood defences. A Flood Risk Assessment has been submitted which identifies that the risk of flooding on the application site from all sources is low. This has been reviewed by Southwark's Flood Management Team and no concerns have been raised. Conditions have been recommended, as requested by the Environment Agency, stating that no drainage systems for the infiltration of surface water drainage into the ground or piling or any other foundation designs using penetrative methods are permitted unless approved in writing by the Local Planning Authority.

#### **Archaeology**

96. The application site is located within Borough, Bermondsey and Rivers Archaeological Priority Zone. An Archaeological Desk Based Assessment has been submitted which identifies that the site has the potential to reveal remains of the predecessor land use of the Bermondsey Abbey located to the east of the site. As such, various conditions have been recommended to ensure appropriate consideration over archaeology throughout the construction process.
97. Furthermore, a financial contribution to support the effective monitoring of archaeological matters is to be secured via a legal agreement.

#### **Planning obligations (S.106 undertaking or agreement)**

98. The required obligations and contributions would be secured through a unilateral

undertaking agreement within the Council.

99. In accordance with the Section 106 Planning Obligations SPD, the following agreements would mitigate the potential impacts of the proposed development:

- Carbon off-set: 30 tonnes CO2 required to be off-set so 30 x £1,800 = £54,000 to be contributed.
- Children's play space: The applicant will provide 353 sq. m. of play space and a 144 sq. m. ball court on site.
- Affordable housing: 100% social rented will be secured.
- Archaeology monitoring: A contribution towards the cost of providing archaeological technical support. £3,389 as the proposed development is between 101 sq. m. and 4,999 sq. m.

100. The highways team have also requested the following works by way of a Section 278 agreement:

- Construct the vehicle turning head to adoptable standards.
- Promote and install parking restrictions (double yellow lines) within the turning head.
- Extend the western footway on Fendall Street up to the proposed turning head.
- The applicant or developer will be required to repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.
- Detailed drawings confirming that surface water from private areas will not flow onto public highway in accordance with Section 163 of the Highways Act 1980.

101. Should the unilateral undertaking not be provided, it is proposed that the development be refused for the following reason:

The development would fail to provide the planning obligations required and thus be contrary to:

- The National Planning Policy Framework 2019
- Policy 3.12 (Negotiating affordable housing) of the London Plan 2016
- Strategic Policy 6 (Homes for people on different incomes) of the Core Strategy 2011
- Saved Policies 2.5 (Planning obligations) and 4.4 (Affordable housing) of the Soutwark Plan 2007 and
- Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

### **Consultation responses, and how the application addresses the concerns raised**

#### **Consultation responses from internal and divisional consultees**

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

103. Environmental Protection Team:

- Advise conditions relating to noise, construction management and ground contamination

Officer response to issues raised: Conditions recommended.

## 104. Design and Conservation Team:

- No objection is raised on design grounds, subject to conditions
- Advised conditions relating to sample materials, detailed plans and hard and soft landscaping

Officer response to issues raised: Conditions recommended.

## 105. Flood Risk Management Team:

- Reviewed the Flood Risk Assessment and raise no objections

Officer response to issues raised: Noted.

## 106. Ecologist:

- Requested a bat survey which was subsequently submitted and considered acceptable
- Advise conditions for a biodiversity roof and swift nesting boxes to be provided

Officer response to issues raised: Conditions recommended.

## 107. Archaeologist:

- There is the potential for archaeological remains to be found on the application site
- Advise various conditions for archaeological details to be submitted
- Request a financial contribution for effective monitoring of the works to be carried out

Officer response to issues raised: Conditions recommended and financial contribution to be secured through a legal agreement.

## 108. Highways Development Management:

- Require highways works to be secured via a S278 agreement.

Officer response to issues raised: S278 agreement to be incorporated into legal agreement.

## 109. Transport Planning Policy:

- Loss of existing garages and car parking acceptable as set out in the Transport Statement
- Proposed refuse and cycle storage is acceptable

Officer response to issues raised: Conditions recommended to ensure refuse and cycle storage shown on plans is provided.

## 110. Urban Forester:

- Advise conditions to ensure tree protection measures and monitored

Officer response to issues raised: Conditions recommended.

### **Consultation responses from external consultees**

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

112. Environment Agency:

- Considers that the development will be at low risk from flooding
- Agree that remedial measures for the protection of controlled waters is not required
- Recommend conditions relating to drainage systems and piling

Officer response to issues raised: Conditions recommended.

113. Thames Water:

- No objection

Officer response to issues raised: Noted.

114. Metropolitan Police:

- Considers that the development is suitable to achieve Secured by Design accreditation
- Advise conditions for Secured by Design measures to be submitted and for a prior to occupation inspection to take place

Officer response to issues raised: Conditions recommended.

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

### **Community impact and equalities assessment**

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

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

118. 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.

119. 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**

120. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

121. This application has the legitimate aim of providing 16 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**

122. 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.

123. 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.

124. **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	YES

submit their recommendation in advance of the statutory determination date?	
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## CONCLUSION

125. The proposed development seeks the demolition of the existing garages and car parking on the application site and the construction of a 5 storey building comprising 16 social rented dwellings. This is considered to be an efficient use of land which would contribute to housing need in the borough. All proposed dwellings would provide a high quality of accommodation, with private external amenity space and improved public open space for the wider St Saviours Estate.
126. There is sufficient parking capacity on surrounding streets and as such, the proposal would not result in any parking displacement and would be car-free, in line with planning policy. The architectural design is considered acceptable and would not adversely impact on the amenity of neighbouring occupiers by virtue of its, siting, height and scale.
127. It is therefore recommended that the application is granted, subject to conditions and a unilateral undertaking.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H1 Application file: 20/AP/1472 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history (none)
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Abbie McGovern, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	19 August 2020	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		25 August 2020

## Consultation undertaken

**Site notice date:** n/a.

**Press notice date:** 18/06/2020

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 08/06/2020

### Internal services consulted

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

### Statutory and non-statutory organisations

Environment Agency  
Metropolitan Police Service  
Thames Water

### Neighbour and local groups consulted:

32 St Owen House St Saviours Estate Abbey Street London	18 Aylwin Estate Grange Walk London Flat 19 70 Abbey Street London
Flat 9 Boulogne House St Saviours Estate Abbey Street	23 St Owen House St Saviours Estate Abbey Street London
Flat 21 Boulogne House St Saviours Estate Abbey Street	8 Melford Court Fendall Street London
Flat 19 Boulogne House St Saviours Estate Abbey Street	33 St Owen House St Saviours Estate Abbey Street London
19 Aylwin Estate Grange Walk London	3 St Owen House St Saviours Estate Abbey Street London
Flat 13 70 Abbey Street London	22 St Owen House St Saviours Estate Abbey Street London
Flat 12 84 Abbey Street London	20 St Owen House St Saviours Estate Abbey Street London
Flat 11 84 Abbey Street London	2 St Owen House St Saviours Estate Abbey Street London
Flat 4 84 Abbey Street London	19 St Owen House St Saviours Estate Abbey Street London
18 St Owen House St Saviours Estate Abbey Street London	17 St Owen House St Saviours Estate Abbey Street London
Flat 1 Boulogne House St Saviours Estate Abbey Street	Flat 6 70 Abbey Street London
Flat 15 70 Abbey Street London	Flat 3 70 Abbey Street London
Flat 10 Boulogne House St Saviours Estate Abbey Street	Flat 20 Boulogne House St Saviours Estate
9 Melford Court Fendall Street London	
Flat 14 70 Abbey Street London	

Abbey Street  
 15 Aylwin Estate Grange Walk London  
 Flat 23 70 Abbey Street London  
 Flat 17 70 Abbey Street London  
 Flat 1 84 Abbey Street London  
 14 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 1 70 Abbey Street London  
 36 St Owen House St Saviours Estate  
 Abbey Street London  
 11 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 2 Boulogne House St Saviours Estate  
 Abbey Street  
 Flat 15 Boulogne House St Saviours Estate  
 Abbey Street  
 2 Radcliffe Road London Southwark  
 Flat 7 70 Abbey Street London  
 21 St Owen House St Saviours Estate  
 Abbey Street London  
 9 St Owen House St Saviours Estate Abbey  
 Street London  
 Flat 6 Boulogne House St Saviours Estate  
 Abbey Street  
 8 St Owen House St Saviours Estate Abbey  
 Street London  
 25 Aylwin Estate Grange Walk London  
 22 Aylwin Estate Grange Walk London  
 7 St Owen House St Saviours Estate Abbey  
 Street London  
 35 St Owen House St Saviours Estate  
 Abbey Street London  
 34 St Owen House St Saviours Estate  
 Abbey Street London  
 24 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 9 70 Abbey Street London  
 28 Aylwin Estate Grange Walk London  
 26 Aylwin Estate Grange Walk London  
 23 Aylwin Estate Grange Walk London  
 Flat 21 70 Abbey Street London  
 Flat 11 70 Abbey Street London  
 Flat 10 70 Abbey Street London  
 Flat 20 70 Abbey Street London  
 Flat 3 Boulogne House St Saviours Estate  
 Abbey Street  
 27 Aylwin Estate Grange Walk London  
 4 St Owen House St Saviours Estate Abbey  
 Street London  
 29 St Owen House St Saviours Estate  
 Abbey Street London  
 26 St Owen House St Saviours Estate  
 Abbey Street London  
 15 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 4 Boulogne House St Saviours Estate

Abbey Street  
 Flat 17 Boulogne House St Saviours Estate  
 Abbey Street  
 Flat 14 Boulogne House St Saviours Estate  
 Abbey Street  
 24 Aylwin Estate Grange Walk London  
 16 Aylwin Estate Grange Walk London  
 Flat 5 70 Abbey Street London  
 Flat 5 84 Abbey Street London  
 10 Melford Court Fendall Street London  
 Flat 18 70 Abbey Street London  
 5 St Owen House St Saviours Estate Abbey  
 Street London  
 31 St Owen House St Saviours Estate  
 Abbey Street London  
 27 St Owen House St Saviours Estate  
 Abbey Street London  
 16 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 5 Boulogne House St Saviours Estate  
 Abbey Street  
 Flat 7 Boulogne House St Saviours Estate  
 Abbey Street  
 17 Aylwin Estate Grange Walk London  
 30 St Owen House St Saviours Estate  
 Abbey Street London  
 13 St Owen House St Saviours Estate  
 Abbey Street London  
 10 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 9 84 Abbey Street London  
 Flat 12 Boulogne House St Saviours Estate  
 Abbey Street  
 21 Aylwin Estate Grange Walk London  
 6 Melford Court Fendall Street London  
 Flat 16 70 Abbey Street London  
 Flat 8 70 Abbey Street London  
 Flat 2 70 Abbey Street London  
 Flat 10 84 Abbey Street London  
 Flat 7 84 Abbey Street London  
 Flat 16 Boulogne House St Saviours Estate  
 Abbey Street  
 Flat 4 70 Abbey Street London  
 11 Melford Court Fendall Street London  
 1 St Owen House St Saviours Estate Abbey  
 Street London  
 Flat 13 Boulogne House St Saviours Estate  
 Abbey Street  
 Flat 11 Boulogne House St Saviours Estate  
 Abbey Street  
 28 St Owen House St Saviours Estate  
 Abbey Street London  
 12 St Owen House St Saviours Estate  
 Abbey Street London  
 Flat 22 70 Abbey Street London  
 Flat 12 70 Abbey Street London

Flat 3 84 Abbey Street London  
20 Aylwin Estate Grange Walk London  
1 Radcliffe Road London Southwark  
7 Melford Court Fendall Street London  
Flat 2 84 Abbey Street London  
Flat 8 Boulogne House St Saviours Estate  
Abbey Street  
Flat 6 84 Abbey Street London

Flat 8 84 Abbey Street London  
25 St Owen House St Saviours Estate  
Abbey Street London  
Flat 18 Boulogne House St Saviours Estate  
Abbey Street  
6 St Owen House St Saviours Estate Abbey  
Street London

## APPENDIX 2

### Consultation responses received

#### Internal services

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

#### Statutory and non-statutory organisations

Environment Agency  
Metropolitan Police Service  
Thames Water

#### Neighbour and local groups consulted:

10 Melford Court Fendall Street London  
2 Melford Court Fendall Street London  
1 St Owen House Southwark SE1 3ED  
5 Melford Court London Se1 3dx  
Flat 4 St Owen House Abbey Street London

2 St Owen House St Saviours Estate London  
7 Melford Court Fendall Street London  
126 Crystal Palace Rd London SE22 9ER

## APPENDIX 3

### Relevant planning history

No relevant planning history

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**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.

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<b>Applicant</b>	Demmi Russell London Borough of Southwark	<b>Reg. Number</b>	20/AP/1472
<b>Application Type</b>	Major application	<b>Case Number</b>	H1
<b>Recommendation</b>	GRANT subject to Legal Agreement		

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

Demolition of existing garages and maintenance store and redevelopment to provide a new 5 storey residential building (Use Class C3) of 16no. affordable homes comprising 6 x one bed flats, 7 x two bed flats and 3 x three bed duplexes, with associated landscaping works and 1no. blue badge parking space.

Fendall Street Garages Land On St Saviour's Estate Fendall Street London

**In accordance with application received on 28 May 2020**

**and Applicant's Drawing Nos.:**

## Proposed Plans

- Plans - Proposed Proposed Site Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Ground Floor Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020
- Plans - Proposed Proposed First Floor Plan 0548-BPA-F-DR-A-P1111 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Second \_ Third Floor Plan 0548-BPA-F-DR-A-P1112 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Fourth Floor Plan 0548-BPA-F-DR-A-P1114 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Roof Plan 0548-BPA-F-DR-A-P1115 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Elevations 0548-BPA-F-DR-A-P1200 Rev P1 received 28/05/2020
- Plans - Proposed Proposed West \_ East Elevations 0548-BPA-F-DR-A-P1210 Rev P1 received 28/05/2020
- Plans - Proposed Proposed North \_ South Elevations 0548-BPA-F-DR-A-P1211 Rev P1 received 28/05/2020
- Plans - Proposed Proposed Section AA \_ BB 0548-BPA-F-DR-A-P1300 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 01 - Lower - 3B5P 0548-BPA-F-DR-A-P3100 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 01 - Upper - 3B5P 0548-BPA-F-DR-A-P3101 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 02 - Lower - 3B5P 0548-BPA-F-DR-A-P3102 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 02 - Upper - 3B5P Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 03 - Lower - 3B5P 0548-BPA-F-DR-A-P3104 Rev P1 received 28/05/2020
- Plans - Proposed Duplex Type 03 - Upper - 3B5P 0548-BPA-F-DR-A-P3105 Rev P1 received 28/05/2020
- Plans - Proposed Flat Type 01 - 2B4P 0548-BPA-F-DR-A-P3106 Rev P1 received 28/05/2020



Plans - Proposed Flat Type 02 - 1B2P Rev P1 received 28/05/2020  
 Plans - Proposed Communal Entrance Component 0548-BPA-F-DR-A-P4100 Rev P1 received 28/05/2020  
 Plans - Proposed Typical Window Type Component 0548-BPA-F-DR-A-P5000 Rev P1 received 28/05/2020  
 Plans - Proposed Typical Balcony Type Component 0548-BPA-F-DR-A-P5100 Rev P1 received 28/05/2020  
 Plans - Proposed Proposed Landscape Plan 0548-BPA-F-DR-A-P7000 Rev P1 received 28/05/2020  
 Plans - Proposed External Facade Study 0548-BPA-F-VS-A-P9000 Rev P1 received 28/05/2020  
 Plans - Proposed View from North East 0548-BPA-F-VS-A-P9001 Rev P1 received 28/05/2020  
 Plans - Proposed View from Grange Walk 0548-BPA-F-VS-A-P9002 Rev P1 received 28/05/2020

#### Other Documents

Document Preliminary Ecology Appraisal received 28/05/2020  
 Daylight/Sunlight assessment Daylight \_ Sunlight Assessment received 28/05/2020  
 Flood risk assessment Flood Risk Assessment received 28/05/2020  
 Document Engagement Summary Template for the Development COnsultation Charter (Validation Requirement) received 28/05/2020  
 Air quality assessment Air Quality Assessment received 28/05/2020  
 Design and access statement Design \_ Access Statement - Part 1 received 28/05/2020  
 Design and access statement Design \_ Access Statement - Part 3 received 28/05/2020  
 Design and access statement Design \_ Access Statement - Part 3 received 28/05/2020  
 Design and access statement Design \_ Access Statement - Part 4 received 28/05/2020  
 Design and access statement Design \_ Access Statement - Part 5 received 28/05/2020  
 Document Archaeological Desk Based Assessment received 28/05/2020  
 Document Detailed Uneplosed Ordnance (UXO) Risk Assessment received 28/05/2020  
 Document Overheating Assessment received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 1 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 2 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 3 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 4 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 5 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 6 received 28/05/2020  
 Document Preliminary Investigation Report (Desk Study \_ Site Reconnaissance) - Part 7 received 28/05/2020  
 Drainage Plan/Strategy Drainage Statement received 28/05/2020  
 Energy statement Energy \_ SUstainability Statement received 28/05/2020  
 Ground Investigation Report Ground Investigation Report received 28/05/2020  
 Planning statement Plannng Statemrnt received 28/05/2020  
 Transport assessment/statement Transport Statement received 28/05/2020  
 Arboricultural statement Aboricultural Report \_ Impact Assessment received 28/05/2020

#### **Permission is subject to the following Approved Plans Condition:**

1. The development shall be carried out in accordance with the following approved plans:

Plans - Proposed Proposed Site Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020

Plans - Proposed Proposed Ground Floor Plan 0548-BPA-F-DR-A-P1110 Rev P1 received 28/05/2020

Plans - Proposed Proposed First Floor Plan 0548-BPA-F-DR-A-P1111 Rev P1 received 28/05/2020

Plans - Proposed Proposed Second \_ Third Floor Plan 0548-BPA-F-DR-A-P1112 Rev P1 received 28/05/2020

Plans - Proposed Proposed Fourth Floor Plan 0548-BPA-F-DR-A-P1114 Rev P1 received 28/05/2020

Plans - Proposed Proposed Roof Plan 0548-BPA-F-DR-A-P1115 Rev P1 received 28/05/2020

Plans - Proposed Proposed Elevations 0548-BPA-F-DR-A-P1200 Rev P1 received 28/05/2020

Plans - Proposed Proposed West \_ East Elevations 0548-BPA-F-DR-A-P1210 Rev P1 received 28/05/2020

Plans - Proposed Proposed North \_ South Elevations 0548-BPA-F-DR-A-P1211 Rev P1 received 28/05/2020

Plans - Proposed Proposed Section AA \_ BB 0548-BPA-F-DR-A-P1300 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 01 - Lower - 3B5P 0548-BPA-F-DR-A-P3100 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 01 - Upper - 3B5P 0548-BPA-F-DR-A-P3101 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 02 - Lower - 3B5P 0548-BPA-F-DR-A-P3102 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 02 - Upper - 3B5P Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 03 - Lower - 3B5P 0548-BPA-F-DR-A-P3104 Rev P1 received 28/05/2020

Plans - Proposed Duplex Type 03 - Upper - 3B5P 0548-BPA-F-DR-A-P3105 Rev P1 received 28/05/2020

Plans - Proposed Flat Type 01 - 2B4P 0548-BPA-F-DR-A-P3106 Rev P1 received 28/05/2020

Plans - Proposed Flat Type 02 - 1B2P Rev P1 received 28/05/2020

Plans - Proposed Communal Entrance Component 0548-BPA-F-DR-A-P4100 Rev P1 received 28/05/2020

Plans - Proposed Typical Window Type Component 0548-BPA-F-DR-A-P5000 Rev P1 received 28/05/2020

Plans - Proposed Typical Balcony Type Component 0548-BPA-F-DR-A-P5100 Rev P1 received 28/05/2020

Plans - Proposed Proposed Landscape Plan 0548-BPA-F-DR-A-P7000 Rev P1 received 28/05/2020

Plans - Proposed External Facade Study 0548-BPA-F-VS-A-P9000 Rev P1 received 28/05/2020

Plans - Proposed View from North East 0548-BPA-F-VS-A-P9001 Rev P1 received 28/05/2020

Plans - Proposed View from Grange Walk 0548-BPA-F-VS-A-P9002 Rev P1 received 28/05/2020

Reason:

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

### **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-Commencement Condition(s)**

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

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

4. Before any work, hereby authorised, excluding demolition to basement level, archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

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

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

6. 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, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation), 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), Policy 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

7. 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:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- 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.;

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)**

8. Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing prior to any above grade works. 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.

9. 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:
- 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 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.

10. Detailed plans, sections and elevations (where relevant) at a scale of 1:10 and 1:5 through:
- a) facades (including rustification)
  - b) parapets
  - c) typical window openings and surrounds (including lintels, cills, architrave, mullions)
  - d) communal entrance opening and surrounds (including canopy and signage)
  - e) typical windows and doors (including bin store)
  - f) rooftop plant

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority prior to any above grade works. 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, detailed drawings of a hard and soft landscaping scheme including 17 new 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 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.

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

12. Details of swift nesting boxes 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)**

13. 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.

14. 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.

15. 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)**

16. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

**Reason:**

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

17. 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, 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), Policy 3.12 (Quality in design) and 3.13 (Urban design) and Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

18. a) 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 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 a-b above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework 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. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with the National Planning Policy Framework 2019.

20. 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:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework 2019.



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

**NOTE:** Original held by Constitutional Team all amendments/queries to Beverley Olamijulo:  
Email Beverley.olamijulo@southwark.gov.uk

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	By email
Councillor Maria Linforth-Hall (Vice-chair)	1		
Councillor Maggie Browning	1	Communications	By email
Councillor Sirajul Islam	1	Louise Neilan, media manager	
Councillor Bill Williams	1		
		<b>Total:</b>	6
<b>(Electronic version only)</b>			
Councillor Martin Seaton		Dated: 27 August 2020	
Councillor Nick Johnson			
<b>(Reserves to receive electronic versions only)</b>			
Councillor Sarah King			
Councillor Graham Neale			
Councillor Margy Newens			
Councillor Jason Ochere			
Councillor Kath Whittam			
<b>Officers</b>			
Constitutional Officer, Hub 2 (Second Floor), Tooley Street	By email		
Philippa Brown / Affie Demetriou	By email		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (Second Floor), Tooley Street	1		