

Planning Sub-Committee A

Wednesday 29 September 2021

6.30 pm

Ground Floor Meeting Room G01, 160 Tooley Street, London SE1 2QH

Membership

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

Reserves

Councillor Anood Al-Samerai
Councillor Peter Babudu
Councillor Karl Eastham
Councillor Renata Hamvas

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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Contact

Beverley Olamijulo, Constitutional Officer Email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 21 September 2021



Planning Sub-Committee A

Wednesday 29 September 2021

6.30 pm

Ground Floor Meeting Room G01, 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 7 July 2021.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10

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7.2	1- 27 RODNEY PLACE, LONDON SOUTHWARK SE17 1PP	72 - 110

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.”

Date: 21 September 2021

Planning Sub-Committee

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

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

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

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

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

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at ConsTeam@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

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

Contacts: General Enquiries
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Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Email: beverley.olamijulo@southwark.gov.uk



Planning Sub-Committee A

Minutes of the Planning Sub-Committee A held on Wednesday 7 July 2021 at 6.30 pm in Meeting Room G02, 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Kath Whittam (Chair) Councillor Adele Morris (Vice-chair) Councillor Maggie Browning Councillor Sunil Chopra Councillor Richard Leeming Councillor Martin Seaton Councillor Jane Salmon
OFFICER SUPPORT:	Dipesh Patel (Group Manager - Major Applications) Alex Gillott (Legal Officer) Gemma Perry (Planning Officer) Pippa Krishnan (Programme Manager) Liam Bullen (TPO Officer) Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

None were received.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Supplemental Agenda No.1 contained the members' pack and addendum report relating to items 7.1 and 7.2.

6. MINUTES

RESOLVED:

That the minutes of the virtual meeting held on 16 March 2021 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

RESOLVED:

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

7.1 ALLEYN'S SCHOOL, TOWNLEY ROAD, LONDON SE22 8SU

Planning application number: 21/AP/1065

Report: see pages 11 to 27 of the agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL

Installation of 6x floodlights at multi-use games area (MUGA).

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

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

There were no objectors present who wished to address the meeting.

The applicant's agent addressed the sub-committee, and responded to questions from members of the sub-committee.

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

There were no ward councillors present to address the meeting.

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

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

RESOLVED:

That planning permission be granted, subject to the conditions as set out in the report and amended by the addendum report.

7.2 BURGESS PARK COMMUNITY SPORTS PAVILION, BURGESS PARK COMMUNITY SPORT GROUND, 106 COBOURG ROAD LONDON SOUTHWARK

Planning application number: 21/AP/1002

Report: see pages 28 to 53 of the agenda pack and on page 2 of the addendum report.

PROPOSAL

Minor material amendment to planning permission 19/AP/1275 (Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches) for amendments to configurations and setting out of building including an overall increase in building footprint of 118sqm to facilitate an air source Heat Pump, relocation of the clubroom within the sports centre to the south, amended external cladding from silver aluminium to copper, and inclusion of green roof, as well as changes to the landscaping and re-location of cycle parking.

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

report.

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

There were no objectors present who wished to address the meeting.

The council's programme manager addressed the sub-committee, and responded to questions from members of the sub-committee.

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

There were no ward councillors present to address the meeting.

There were no further questions from members of the sub-committee.

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

RESOLVED:

That planning permission be granted, subject to the conditions as set out in the report and amended by the addendum report.

7.3 TPO 617 CONFIRMATION REPORT: BARKHAM TERRACE, KING EDWARD WALK LONDON SE1

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

The officer referred to the council's 28-day response period and was seeking members' approval for the necessary works to be undertaken. Members noted the tree in question was located in a conservation area.

RESOLVED:

That the provisional TPO reference 617 be confirmed, subject to the following modification, T1 as omit from the order.

The meeting ended at 7.40 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 29 September 2021	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer, (Head of Constitutional Services)	

RECOMMENDATIONS

1. That the Planning Sub-Committee A make 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 Planning Sub-Committee A 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 the Planning Sub-Committee A agree 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 Governance

12. A resolution to grant planning permission shall mean that the development and building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes

and the final planning permission issued will reflect the requirements of the planning committee.

13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development.

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

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

BACKGROUND DOCUMENTS

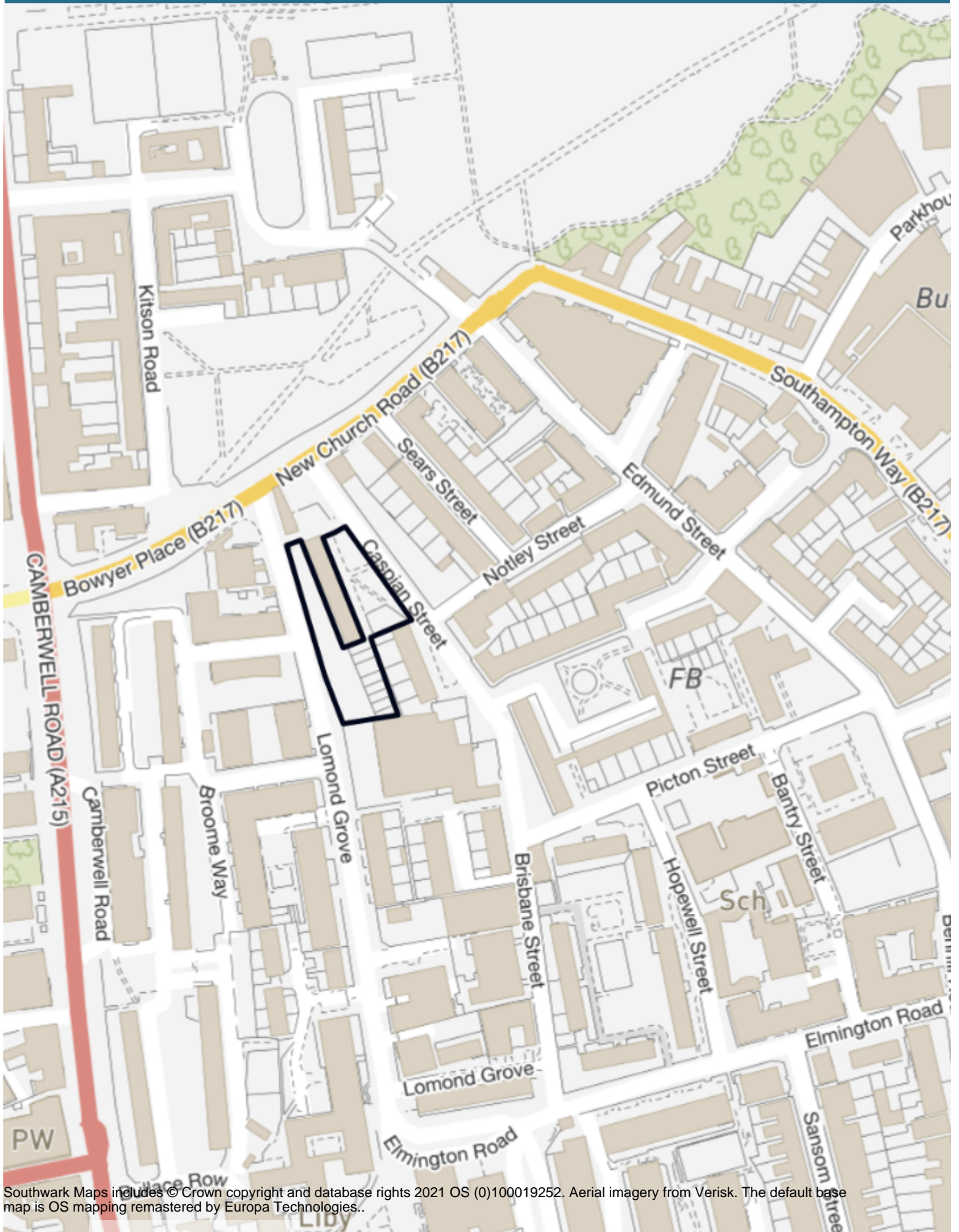
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Authors	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	17 September 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Governance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		17 September 2021



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Item No. 7.1	Classification: Open	Date: 29 September 2021	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application; 21/AP/1981 Address: Land On Lomond Grove, Lomond Grove, London Southwark SE5 Proposal: Redevelopment of a site on Lomond Grove, to create 22 residential units (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscape, wider landscape and play space improvements including new access through to Caspian Street.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning and Growth		
Application Start Date		PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant signing a unilateral undertaking.
2. In the event that the requirements of paragraph 1 above are not met by 31 March 2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 122.

EXECUTIVE SUMMARY

3. The proposal is to redevelop of a site on Lomond Grove, to create 22 council homes (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscape, wider landscape and play space improvements including new access through to Caspian Street.
4. The site is housing amenity land which has been left vacant and become self-seeded trees and other plants. The principle of the development in land use terms is accepted as the proposed use would remain in residential use. This is subject to the mitigation of the loss of trees and biodiversity, which are achieved through significant levels of replanting within the estate and providing new habitats. Overall there would be a net increase in canopy cover from the development and it would also achieve biodiversity net gain.

5. The development would not result in any significant impacts on the amenity of surrounding residents by way of noise, overlooking, outlook or daylight and sunlight. The dwelling mix and quality of accommodation proposed is of a very high quality, providing much needed new council homes.
6. The scheme would provide a distinctive new piece of architecture which would be an appropriate scale within the context of the surrounding area and would visually improve the streetscene. Furthermore it would not significantly impact on the transport network or air quality of surrounding residents.
7. Overall, the development would be of a very high quality and it is recommended that planning permission is granted subject to the completion of a unilateral undertaking legal agreement.

BACKGROUND INFORMATION

Site location and description

8. The application site is ancillary space for the surrounding residential estate and is located along Lomond Grove, situated to the south of the residential block at 1-47 Caspian Street. It is understood that it was previously in use as residential amenity space within a walled garden for the adjacent block of flats, however has subsequently remained un-used and now sits as a grassed area fronting Lomond Grove and with a number of self-seeded trees to the rear.
9. To the south of the site is a two storey commercial building which is currently in use as a launderette, with four storey residential blocks to the north and east of the site (1-91 Brisbane Street and 1-47 Caspian Street, respectively). To the west of the site lie the four storey residential blocks at Chester House Court and Pope House. As such the area is predominantly residential with the exception of the commercial building to the south of the site.
10. The site is located within an Air Quality management area and the Urban Density Zone. The site is also located within Flood Risk zone 3 and a Critical Drainage Area.

11.



Details of proposal

12. The proposal is for a development to create 22 residential council homes (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscaped area within the site, wider landscaping within the estate and play space improvements including new access through to Caspian Street.
13. The proposal would be four stories in height next to 1-47 Caspian Street rising up to five stories to the south of the site adjacent to the commercial laundry at 49 Lomond Grove.
14. The ground floor would be laid out with an entrance off Lomond Grove onto a central access core with refuse storage and cycle storage. There would be a 2b/3p and 2b/4p wheelchair accessible home and a 3b/5p family dwelling at ground floor. On the first to third floors, the proposal would provide 2 x 1b/2p homes, 1 x 2b/4p home and 2 x 3b/5p homes over each floor and at fourth floor level, 3 x 1b/2p homes and 1 x 2b4p home.
15. The development would also include extensive replanting throughout the surrounding estate, in addition to new play equipment.

Amendments to the application

16. Additional information was an updated flood risk and drainage statement and a fire statement.

Comments responses from members of the public and local groups

17. 29 responses have been received in relation to the application, 28 in objection and one letter in support.

The objections from the application raise the following points in objection:

- Loss of green space
- Loss of trees and reduction in canopy cover
- Impacts on ecology
- Noise from construction
- Noise from the new play space
- Impacts of the proposal on flooding in the area
- Impacts on privacy and daylight
- The building is too tall and dwarves the surrounding buildings
- The transport network does not have the capacity
- Overdevelopment of the site.

Planning history of the site, and adjoining or nearby sites.

18. Any planning decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendices 2 and 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

19. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Housing mix, density and residential quality
 - Affordable housing and development viability
 - Amenity space and children's play space
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability, including carbon emission reduction
 - Ecology and biodiversity
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
20. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

21. 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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
22. 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

23. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 6. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
24. The site is located within the:
- Urban Density Zone
 - Flood Zone 3 as identified by the Environment Agency flood map
 - Critical Drainage Area
 - Air Quality management area

ASSESSMENT

Principle of the proposed development in terms of land use

25. The application site is located within a wider residential estate and is ancillary space for the surrounding residents. |The area has become self-seeded with trees and other foliage; it is currently unused. The site does not have an open space planning designation and development on the land is acceptable in principle.
26. A number of the objections raise concerns about the development of this site due to the loss of trees and impacts on biodiversity, however these points are not land use issues when considering planning policy and are covered in the relevant sections of this report.

Affordable housing and development viability

27. As noted, above, all of the proposed units are new council houses to be delivered as part of the Councils commitment to provide 11,000 new homes by 2035. This is a significant public benefit of the proposed development and would deliver 100% of the proposed dwellings as Council Homes.
28. The London Plan (2021) policy H5 - Threshold approach to applications, outlines that development on publically owned land, or land formally in public ownership should deliver a minimum of 50% affordable housing. The total provision of 100% of affordable housing based on habitable rooms would significantly exceed the required 50% as outlined within the London Plan (2021) and would provide a very high quality of new Council Homes, which is supported.

Housing mix, density and residential quality

29. The proposal would provide the following dwelling mix:
- 1 bed units: 9 (40.9%). 9x 1b2p,
 - 2 bed units: 6 (27.3%). 1x 2b3p + 5x 2b4p
 - 3 bed units: 7 (31.8%). 7x 3b5p
30. In summary, 59.1% of homes would have two or more bedrooms which would fall very slightly below the requirements of strategic policy 7 'Family Homes' of the Core Strategy which requires 60% of all dwellings to have two or more bedrooms. However, the number of 3+ bedrooms would be 7 units which would equate to 31.8% of the dwellings being family sized 3 or more bedrooms units which would significantly exceed the required 20% in accordance with strategic policy 7. Given that the shortfall of the 2 or more bedrooms would be very minor, and the overprovision of new 3 bed family units, this is considered a positive dwelling split.
31. The proposal would also provide two wheelchair units which are provided on the ground floor within the scheme. The proposed units represent 9% of the overall units as wheelchair housing, however this would represent a total of 10.3% of habitable rooms. This would exceed the required 10% of the proposal being provided as wheelchair accessible housing as required by saved policy 4.3 'Mix of Dwellings'.
32. The proposed ground floor would be laid out with an entrance off Lomond Grove into a central access core with refuse storage and cycle storage. There would be a 2b/3p and 2b/4p wheelchair unit and a 3b/5p family dwelling at ground floor. Each of these would be accessed off of the central corridor with the two wheelchair units being located to the south of the site. These two units would both be dual aspect and meet the overall space standards and individual room sizes set out in the South East London Standards for wheelchair housing, as outlined within the Councils 2015 Technical updated to the Residential Design Standards. The family unit to the north of the site would also meet the overall dwelling and room sizes as outlined in the Residential Standards and would be triple aspect. Furthermore, all of these units would be provided with gardens which would be 30sqm, 37sqm and 40sqm which would exceed the required 10sqm of outdoor amenity space requirement.

33. On the first to third floors, the proposal would provide 2 x 1b/2p units, 1 x 2b/4p unit and 2 x 3b/5p units over each floor. Four of the five units would be dual aspect, with the exception being the one-bed unit located to the front of the site facing west. All units would meet the overall space standards and individual room sizes as required by the Residential Design Standards and would also provide balcony spaces that would be 10sqm. This demonstrates that the overall quality of accommodation of these units would be high and is supported.
34. At fourth floor level, 3 x 1b/2p units and 1 x 2b4p unit would be provided with all four of these units exceeding the overall minimum space standards as well as being dual aspect. Furthermore, all four units would have 10sqm of outdoor amenity space.
35. Overall the quality of accommodation provided within the proposed 22 units would be of a very high quality of accommodation for the future residents of the site.

Amenity space and Children's play space

36. The proposal would provide an area to the rear of the building for communal amenity space which would be approximately 170sqm for the future residents which would exceed the required 50sqm required. Furthermore, a new pocket park would be created to the north of the site alongside a new access through to Caspian Street where new tree planting and playspace would be provided for the existing and proposed residents.
37. There is an area of existing playspace located to the north of the site and this would be extended to provide approximately 260sqm which would significantly exceed the required level of 212sqm as identified within the GLA population yield calculator and s106 Planning Obligations and CIL SPD. The existing section of playspace provides only one piece apparatus which is of a poor quality and is under utilises the space. This proposal would provide multiple pieces of apparatus which would be of a high quality to provide a much improved play environment for children.
38. The proposal would include new planting along the grassed land to the north of the site along Lomond Grove and new planting to the rear of the site fronting onto Caspian Street. This will help improve the existing amenity spaces for the existing residents by creating more useable and inviting amenity spaces, which is supported.

Design

Site context

39. Lomond Grove is a street of mixed character with a substantial proportion is lined with 1960s apartments of between four and two storeys in height with older four storey Victorian / Edwardian tenements located opposite the site that along Lomond Grove which abut the street. However, mature trees line

much of the street and give it a collective leafy character. The surrounding area (Elmington) has seen much modern development. This takes the form of 4/5 storey apartment blocks in typical 'New London Vernacular'. Lomond Grove too has seen recent development that fits this pattern just to the south and on the opposite side of the road from the present development site.

40. The site is on a particularly spacious part of Lomond Grove, to the north of the site are four storey 1960s blocks set back from the road, then the undeveloped site itself, and to the south a low industrial laundry also set back from the road.

41.

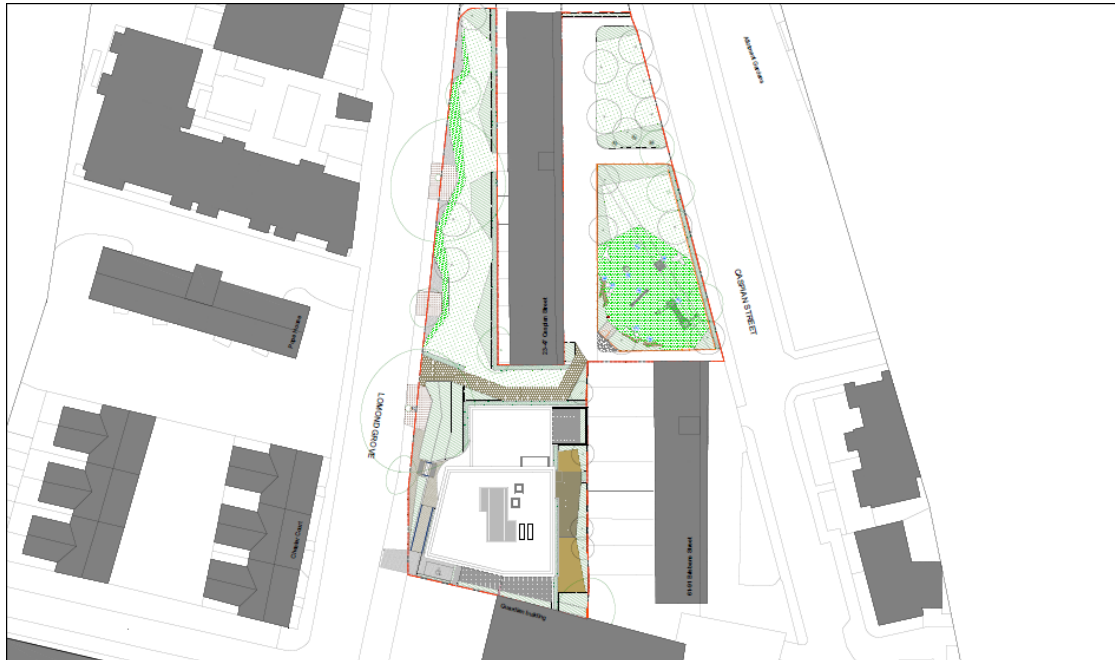


Aerial photograph of the site and its surroundings

42. The building would be set back from the street edge by approximately 2.7m at the closest point to the south of the site and 9.3m at the northern end of the site in order to allow for the retention of the large London Plane street tree. The development would also include landscaped areas to the north of the proposed building fronting onto Lomond Grove and Caspian Street where

new planting, children's playspace and landscaping improvements are proposed.

43.



Height scale and massing

44. The proposal for a part 4 part 5 storey apartment block would match the pattern and scale of recent development to the northern end of Lomond Grove and to the east of the site along Brisbane Street. Like recent development, it will stand forward of the building line established by the adjacent buildings on this part of Lomond Grove but the space in front of the building would maintain a good setback and respect the general character of the area.
45. The transition from the lower 1960s block to the five storeys of the present proposal is to be managed by dividing the block into two constituent parts. The lower part will be a four storey block adjacent to the adjacent apartments. This will be set well back from the road of Lomond Grove and allow a large mature tree in this vicinity to be kept. A gap between the new building and the adjacent block is to provide a well landscaped route through to new play area on the street to the west of the site.
46. The main five storey part of the building will stand closer to Lomond Grove. In this respect it matches the pattern of other new developments in the area, along Brisbane Street, to the east of the site which are similar scale buildings which sit close to the street edge. This established pattern is appropriate and acceptable.
47. Overall, the scale of the development is appropriate within the wider context and would help provide a distinctive building within the streetscene.

Architectural design and materials

48. The proposed building follows a typical New London Vernacular pattern in being brick built and with large vertically proportioned window openings. Due to new requirements with regard to energy consumption and overheating, windows are to be smaller than on most recent developments. However, vertical proportions will be maintained by recessed brick panels underneath and above each window in the same plane as the window, to create larger vertical recesses.
49. The base of the building will be emphasised by a different colour of brick and by scalloped brick recesses whilst its vertical proportions will be balanced by horizontal bands coinciding with floor plates. The horizontal banding will be projected outwards between the two parts of the building to form a covered porch to the entrance of the building.
50. Overall, the building will be elegantly and well proportioned and will stand out as such in the streetscape. It will be a more distinguished piece of architecture than recent development.

51.



52.



53.



Landscaping, trees and urban greening

54. The scheme design includes extensive landscaping proposals which go well beyond the building and its immediate surroundings to include the area in front of the 1960s apartments, a play area to the rear at Caspian Street and a link through to it from Lomond Grove. This will add more interest to the street as a whole and will provide a setting that helps ease the proposed building into the streetscape.
55. The area where the building is proposed is has a number of self-seeded trees of varying condition. To accommodate the building, 12 trees and 3 groups of smaller trees would be required to be removed in order to facilitate the proposed development on this site. Three of the trees proposed to be removed would be B-class Sycamore trees which are of a good quality with

the other trees proposed for removal would be nine C-class trees which are of less importance and three U-class trees which have defects and are dead or dying.

56. The proposal would retain the most important London Plane tree which fronts onto Lomond Grove and is considered a very high quality specimen. This tree in addition to three other trees adjacent to the site, would however require some minor pruning works which have been reviewed by the Council's Urban Forester and are considered acceptable as they will not impact on the overall health or amenity value of the trees.
57. In terms of the trees proposed for removal, it is acknowledged that these would not be able to be retained or replanted on site due to the site constraints. Nonetheless, discussion has been had with the Council's Urban Forester about how the tree loss could be mitigated nearby, whilst ensuring that there would be an uplift in overall canopy cover through the development. An indicative scheme for replanting which would involve the planting of 43 trees off-site within the surrounding Elmington Estate is acceptable in principle, however finalised details of this would be secured through condition.
58. In terms of landscaping within the application site, an indicative landscape plan has been provided with the application which provides for four new trees to the rear of the proposed building, and three new street trees to be planted along Lomond Grove and 11 new trees to be planted to the rear of the site along Caspian Street. The landscape plan also outlines the proposed new children's playspace proposed off of Caspian Street, as well as a new access route from Lomond Road to Caspian Street which would significantly help improve permeability through the area and is supported. The proposed planting would importantly provide amenity value for residents outside of the immediate context of the site and around the playspace where it would have the benefit of providing areas of shading for this space, greatly enhancing its appeal. It is recommended that the landscape strategy shall be secured through condition.
59. As required by policy G5 - Urban greening of the London Plan 2021, the applicant has provided an assessment of the Urban Greening Factor that the development would achieve. The urban greening measures proposed which include a biodiverse green roof as well as planting and landscaping measures as outlined above, would achieve an Urban Greening Factor of 0.48, which would exceed the required level of 0.4 as required by the London Plan.
60. Whilst it is accepted that the proposal would result in the loss of a number of trees on site, at present the site is not efficiently used and has mainly consists of a self-seeded set of Sycamore trees amongst other smaller trees. Furthermore, new planting is proposed along the adjacent streets and the surrounding Elmington Estate which would help create an uplift in overall canopy cover within the locality which would help mitigate any carbon impacts of the loss of the trees on site. On balance, given the significant public benefits of providing new much needed Council Homes, this is considered acceptable.

Heritage considerations

61. The site is not in a conservation area and does not include a listed building. The nearest listed buildings are the Grade II Listed Bryant House and Camberwell Business Centre - around 140m to the south on Lomond Grove. This proposal will not have any impact on the setting of these important listed buildings.

Ecology and biodiversity

62. The applicants have provided an ecology report which looks at the potential impacts of the development on biodiversity. The report notes that no designated sites were found within 1 km of the site however there are six, non-statutory, Sites of Importance for Nature Conservation (SINC) were found within 1 km of the site.
63. The report notes that the habitats on site consisted of amenity grassland, trees, hedgerow and scrub. The report notes that there was a potential fox hole on site, however noted that the existing trees had low bat roosting potential. No bat roosting features were present on the adjacent buildings, which were both in use.
64. The report has been reviewed by the council's ecologist who has outlined that the submitted report suitably assesses the potential ecological impacts of the development and notes that there would not be any significant impacts on ecology as a result of the development.
65. It is also noted that the proposal would result in biodiversity net gain due to the proposed new planting and landscaping within the estate, as well as the provision of new swift/bat bricks and the provision of a biodiverse green roof. This would accord with the requirements of the London Plan and would not result in significant impacts on the biodiversity of the site. Conditions are recommended so that finalised details can be discharged.

Designing out crime

66. The Metropolitan Police have provided a response to the application and they note that the proposed scheme has the potential meet secure by design accreditation. A condition has been recommended to require further information in order to ensure that the development seeks to meet secure by design accreditation as outlined by the Secure By Design Officer.

Fire safety

67. London Plan policy D12 outlines that for all major developments, a fire statement should be provided which sets out how the development will function in terms of the following:
- 1) The building's construction: methods, products and materials used, including manufacturers' details.

- 2) The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.
 - 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
 - 4) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.
 - 5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.
 - 6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
68. The applicants have provided a fire statement with the application which outlines that the proposal would be completed with non-combustible materials to limit surface spread of all walls and roof coverings, and identifies the need for fire doors. It sets out the means of escape for all building users, with a 'defend-in-place' strategy, whereby only the flat of fire origin will be signalled to evacuate upon activation of a fire detector. The building will be fitted with a protected stair and by an evacuation lift for disabled persons as well as all units being fitted with an automatic sprinkler system with coverage throughout. The report also outlines the access arrangements for the fire brigade from Lomond Grove into the building and to the upper floors by the protected staircore. The submitted fire strategy accords with the requirements of London Plan policy D12 and a condition is recommended for the development to be carried out in accordance with the recommendations of the report.

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

Overlooking and outlook

69. To the north of the site lies 1-47 Caspian Street, however there are no windows within the side flank elevation facing this site. To the west of the site, the residential blocks would be a minimum of 21.6m across Lomond Grove which would exceed the minimum distance between habitable rooms of 12m across a highway and no harm to privacy or outlook.
70. To the south of the site is commercial building which does not have any overlooking issues at present, however there is potential that this site might come forward for development in the future. As such the building on this site has been set in from the southern boundary by approximately 4.5m in order to minimise the potential for this development to restrict the future

development potential of the site to the south. Furthermore, the number of windows within the southern elevation of the development have been minimised, and as such, officers are satisfied that this proposal would not restrict the future development potential of the adjoining site.

71. To the east of the site lies 61-91 Brisbane Street which would be situated approximately 18m from the rear of proposed development here. This would fall slightly short of the 21m minimum distances between habitable rooms as outlined within the Residential Design Standards. Whilst it is noted that the distance between the blocks would fall slightly below the expected distances, this is largely due to the retention of the large London Plane street tree to the front of the proposed building. The distances would largely follow the relationship between the back to back terraces further to the south of the site and the historic pattern of terrace houses within the area. As such, it is not considered the pattern of overlooking in this instance would result in a significant impact on the properties within 61-91 Brisbane Street in terms of overlooking or outlook.

Daylight

72. A daylight and sunlight report based on the BRE guidance has been provided, and the following daylight tests have been undertaken:

- Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

- No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

73. 61-91 Brisbane Street

These properties are situated to the east of the site, the table below summarises the impacts on these properties.

74. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
57	40	70.18%	8	9	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
17	17	100%	0	0	0

75. As outlined within the above table, the majority of windows do pass the required VSC levels, however there were 17 windows that would fail to meet these requirements. The affected windows serve rooms that are also served

by other windows and as such the daylight distribution (No Sky Line) test has been undertaken. As can be seen from the table above, all of the rooms would pass the daylight distribution test which demonstrates that each of the rooms would achieve an overall good level of daylight within these properties.

76. 1-16 Chester Court

These properties are to the west of the site on the opposite side of Lomond Grove

77. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
22	22	100%	0	0	0

78. As noted above, all of the windows would meet the required VSC levels above 27% or the proportionate loss would be less than 20% which outlines that the impacts on these windows would not be noticeable.

79. 1-47 Lomond Grove

These properties are located to the north of the site however there are no windows in the flank elevation of this building, as such the windows to the front elevation closest to the site have been tested.

80. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
4	4	100%	0	0	0

81. All of these windows would comfortably pass the required VSC levels as outlined within the BRE guidance and as such the proposal would not noticeably impact on these properties in terms of daylight.

82. Pope House

These properties are situated to the west of the site on the opposite side of Lomond Grove, just to the north of the block at 1-16 Chester Court.

83. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0

84. Again, all of these windows would comfortably pass the required VSC levels as outlined within the BRE guidance and as such the proposal would not noticeably impact on these properties in terms of daylight.

Sunlight

85. Sunlight measured by the Annual Probable Sunlight Hours (APSH) test. This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with

5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

86. There are 72 windows within the surrounding properties outlined above, all of which would retain greater than 25% of annual and 5% of winter hours and as such would meet the requirements for sunlight as outlined within the BRE Guidance. As such there would not be any significant impacts on sunlight within these properties.

Overshadowing of amenity spaces

87. The BRE guidance outlines that on March 21st, a well-lit amenity space as being one which receives at least 2 hours of direct sunlight on this date over 50% of its area. The assessment provided within the daylight and sunlight assessment demonstrates that the proposal would not impact on the surrounding amenity spaces as all garden areas would achieve at least 50% achieving more than 2 hours of direct sunlight.

Conclusion on daylight and sunlight

88. Overall the proposal is not considered to result in an unacceptable significant impact on the amenity of the surrounding residents in terms of daylight or sunlight with all properties retaining good access to daylight.

Noise and vibration

89. The applications have provided a noise impact assessment which reviews the background noise levels and the potential impacts from noise generating elements of the proposed development. The report recommends that enhanced glazing is required to living areas without balconies and windows facing to the west and south facades. A condition is thus recommended to ensure that the residential spaces will meet the required internal noise levels.
90. Some of the objections have raised concerns in relation to potential noise from the proposed playground and also from construction. In terms of the impacts from playspace, the proposal would provide a relatively small playground for use from local residents and would be used during the daytime. As such it is unlikely that the proposal would result in significant noise generation that would impact on the surrounding local residents.
91. In terms of the potential construction noise, a condition is proposed requiring the submission of a construction management plan which will be required to detail how noise and dust from construction will be managed. Any construction noise would be short term and as such it is not considered that any significant concerns are raised in relation to construction noise.

Transport and highways

Site layout

92. The site will be laid out with a wheelchair car parking space to the southern end of the site with a ramped access from here up to the main residential entrance. A secondary stepped entrance is also provided into the residential core. From the access core, the site would provide cycle storage area for 40 cycle spaces with a mixture of Sheffield stands and two tier cycle racks. A refuse storage area would also be provided off the core and this would also have a separate outdoor access for collection. To the north of the site would be new landscaped areas and a new children's playspace.

Trip generation

93. This proposed development is in an area with moderate public transport accessibility level and within short walking distance of the bus routes on Camberwell Road and, some 2km (northerly) to Elephant & Castle train/tube station. Concerning the vehicle movements emanating from this development proposal, officers reviews of comparable sites' travel surveys within TRICS travel database has revealed that it would generate two extra two-way vehicle movements in the morning or evening peak hours. We have therefore considered that even taking into account the likely vehicle movements from other committed developments in this locality, this proposed development would not have any noticeable adverse impact on the current vehicular traffic on the adjoining roads. Moreover, it is not envisaged that this development would produce any significant delivery vehicle and public transport trips given the relatively small scale of the proposal.

Servicing and deliveries

94. The applicants have provided a transport statement which includes a delivery and servicing plan. It notes that general deliveries generated by the new dwellings will be adequately accommodated for on Lomond Grove which is considered acceptable given the scale of development proposed and likely small number of deliveries. Refuse collection would be undertaken on-street given the close proximity to the public highway and again this is considered an acceptable arrangement.

Refuse storage arrangements

95. A refuse bin store is provided within the internal walls of the site, which is located within 10 metres of the public highway on Lomond Grove and is therefore within the 10 metres of the nearest stopping point for refuse collection vehicles, as outlined within Southwark council's waste management guidance document. The capacity provided within the refuse storage area would also meet the requirements in terms of waste, recycling and bulky waste storage and as such is considered an acceptable arrangement for refuse storage and collection.

Car parking

96. The East Camberwell CPZ offers adequate car parking control in this vicinity weekdays, from 0830hrs to 1830hrs. There is a car club close to this development on Sam King Walk and others on the nearby Broome Way and off Camberwell Road and Bradenham Close. The applicant has proposed 1 disabled car parking space, given this site's characteristics it is deemed satisfactory.
97. Regardless, the overnight car parking surveys carried out by the applicant's consultants on Monday/Wednesday 21 and 23 January 2019 on the proximate road sections comprising Brisbane Street, Broome Way, Caspian Street, Chester Court, Draycott Close, Jago Walk, Lomond Grove, New Church Road, Picton Street and Sears Street have indicated that on average 49(31%) of the 160 calculated observed bays were unoccupied. Moreover, the prospective residents of this development will be restricted from obtaining car parking permits under the CPZ in this locality. Nevertheless, the applicant will be required to provide active electric vehicle charging point (EVCP) for the proposed disabled car parking bay. This will be secured by condition.

Cycle parking and cycling facilities

98. The applicant has proposed 28 two-tier cycle parking spaces plus 6 Sheffield cycle racks holding 12 cycle parking spaces, in line with the New London Plan and New Southwark Plan standards.

Environmental matters

Construction management

99. In order to ensure that the proposed construction of the development would not significantly impact on the surrounding highways in terms of traffic and to ensure that the surrounding residents are not significantly impacted upon in terms of noise, dust etc. during construction, and a condition is recommended to be applied to require the submission of a construction management plan.

Water resources

100. On the basis of information provided, Thames Water advised that with regard to the water network and water treatment infrastructure capacity, they did not have any objection to the application. They recommend an informative be attached to this planning permission in relation to the expected water pressure for future occupiers.

Flood risk

101. The application site is located within flood risk zone 3 as outlined by the Environment Agencies flood map. The Environment Agency were subsequently consulted on the application and have raised no objections to the proposal in terms of flood risks.

Sustainable urban drainage

102. The council's flood and drainage team have reviewed the submitted flood risk assessment and basement impact assessment and have confirmed that the proposed drainage strategy meets Southwark's requirements in terms of surface water discharge rates and attenuation. However they have recommended conditions in relation to further SUDS details and details of the green roofs. These conditions have been included within the recommendation.

Land contamination

103. A contamination has been provided and reviewed by the council's EPT who have noted that the report outlines that there is a need for further phase 2 report is required as a result of organic and inorganic pollutants being found that would need remediating for the proposed residential use. A condition is proposed to require this further information to be submitted prior to the commencement of development.

Air quality

104. The applicants have provided an air quality assessment with the application which has been reviewed by the council's Environmental Protection Team. They note that the conclusions of the report are agreed with and that the proposal would not result in any impacts on air quality of the surrounding residents and that the future residents of the site would not be subject to harmful levels of air quality.
105. The report also outlines that the proposal would meet the requirements of the New London Plan insofar as the development would meet the requirements of the air quality neutral assessment. As such, the proposal would not result in any significant impacts on air quality within the area.

Energy and sustainability

Whole life cycle and carbon capture

106. An energy statement has been provided with the application and this sets out the measures taken to ensure that the proposed development to ensure that the building is as energy efficient as possible, following the London Plan Energy Hierarchy: Be Lean, Be Clean, and Be Green. The overriding objective in the formulation of the strategy is to maximise the reductions in CO2 emissions through the application of this hierarchy with a cost-effective, viable and technically appropriate approach and to minimise the emission of other pollutants over the lifetime of the building.

Carbon emission reduction

107. The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 57% above building regulations for the proposed development. This demonstrates a significant saving above the required on site savings of 35% and presents the maximum achievable carbon savings on site from the proposed development. However, as the development cannot be delivered as fully carbon neutral, a carbon off-set payment will be required of £28,451 which will be secured through the unilateral undertaking. The details of the carbon savings are set out below.

Be Lean (use less energy)

108. It is expected that all developments are to exceed Building Regulation requirements (Part L 2013 Baseline figures for carbon emissions) though passive and active demand reduction measures alone, with the London Plan requiring domestic developments to achieve at least a 10 percent improvement on Building Regulations from demand reduction measures and Non-domestic developments to achieve at least a 15 percent improvement on Building Regulations from demand reduction measures.
109. The applicants energy statement notes that the orientation and massing of the building has been optimised within the site constraints and will provide passive design measures (including highly insulating building fabric, high airtightness envelope) and energy efficient services (energy-efficient ventilation systems, high efficiency lighting & controls, which are all to be incorporated. This will enable a saving of 13% through these efficiency savings which would meet the requirements for residential developments.

Be Clean (supply energy efficiently)

110. The submitted energy statement outlines that options to connect to a district heating network have been explored, with the potential to connect to the Masterman House, approximately 100m to the north of Lomond Grove. However, the report notes that at present, the installed communal system is not a low carbon solution with no immediate plans to decarbonise the system and as such would not produce the desired carbon savings and as such has been discounted. Furthermore, there are no plans to extend the existing SELCHP within the vicinity of the site and as such the use of this is not feasible within the timeframe for construction on this site. Nonetheless, proposed heating system shall have provision for connection to any future district heating network in the vicinity of the development by way of a plate heat exchanger and booster pump set. As such this would futureproof the site and the ability to further increase carbon savings on site as and when a district heating network would extend to the vicinity of the site.

Be Green (Use low or carbon zero energy)

111. The final stage of the energy hierarchy is to incorporate renewable energy technology onsite to further reduce emissions to zero carbon for the residential element. The proposal would introduce new air source heat pumps on the roof of the proposed development and this would result in an on-site saving of 44% on site savings through renewable energy technologies. The

proposal provides for a biodiverse roof to increase the biodiversity within the site whilst also providing significant benefit with regards to drainage. The provision of PV panels on the roof was considered, however as the carbon benefits on a relatively small roof area would not be significant this has not been provided. Given the biodiversity and drainage benefits from the roof, this is considered acceptable.

Be Seen (Monitor and review)

112. The energy use of within each apartment shall be able to be monitored by the occupants in order for them to understand the energy they are consuming and manage the costs of their incoming services. Monitoring equipment shall be included with the installation of their plant services. This is in the aim the occupants can reduce their energy use to a minimum.
113. An Automatic Meter Reading System shall be provided that allows reading of all water, heat, gas, and electricity meters through a single account. Data will be available to landlord through internet portal. This data portal can be used to create individual bills for each tenant and to provide information on system efficiency as per Energy Efficiency Directive. This is considered acceptable.

Overheating

114. Demand for active cooling has been minimised through passive design measures within the proposed building including effective glazing proportions, window orientation, and provision of external shading and has been analysed using qualitative overheating analyses. In addition, two features of the building's façade are the undulating façade panels and use of oversailing balconies. The façade panels are to be distributed on the façade of the dwellings to optimise daylighting and shading in each window and the oversailing balconies will help to shade the dwellings.

Planning obligations (S.106 agreement)

115. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
116. • necessary to make the development acceptable in planning terms
 • directly related to the development and
 • fairly and reasonably related in scale and kind to the development
117. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site

specific mitigation that meets the tests in Regulation 122 can be given weight.

118. Planning Obligation	Mitigation	Applicant Position
Affordable housing	Provide all 22 units as affordable housing - 9 x-1 bed, 6 x 2-bed and 7 x 3-bed units	Agreed.
Wheelchair Housing Carbon off-set Highway works Parking Permits restriction	Provide 2 x wheelchair units – 2 x 2-bed units. £28,451 carbon off-set payment 1. Remove speed hump at southernmost end of site and rebuild at the nearest appropriate location to enable construction of vehicle crossover. Resurface and remark carriageway accordingly. 2. Construct vehicle crossover for occasional residential use in accordance with SSDM standards. 3. Amend road markings in front of vehicle crossover to shorten existing parking bay. 4. Promote the relevant Traffic Regulation Orders (TMOs) to amend the parking bay length. 5. For the construction of tree pits / surfacing around roots of existing trees, the applicant should consult the Council's Tree Services Department. 6. Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development. Restrict all future occupiers from applying for car parking permits within the area (with the exception of blue badge holders).	Agreed. Agreed Agreed Agreed.

119. In the event that an agreement has not been completed by 31 January 2022, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
120. In the absence of a signed unilateral undertaking there is no mechanism in place to mitigate the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

121. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

Other matters

122. None identified.

Community involvement and engagement

123. The applicants have submitted a community engagement summary with the application as well as providing further information of the community consultation that has been undertaken prior to the submission of the planning application within the Design and Access Statement.
125. The submitted information outlines the extensive level of community engagement that has been undertaken with ward councillors, the local project group as well as local residents invited to 2 public meeting and an online exhibition from 29.03.2021 to 13.04.2021. The engagement summary outlines that 16 people attended the public meeting with 173 people visiting the online consultation pages.
126. The engagement summary also outlines the various meetings undertaken with councillors and council officers including a pre-application meeting with officers.
127. The submitted information outlines that local residents have raised similar concerns that have been raised to the notification on the planning application which include concerns in relation to the loss of trees, impact on biodiversity and the scale of the proposed development. It was discussed what wider estate improvements could be incorporated into the proposed development.

128. The proposals have been developed further to demonstrate that the scale of the development is in keeping with the surrounding properties in terms of scale whilst also outlining additional planting and ecological improvements. Furthermore, the proposal also has included numerous estate improvements including the provision of a new link route through the estate as well as a pocket park and additional landscaping measures. Overall, the submitted information demonstrates the high level of consultation undertaken prior to the submission of the planning application and the additional works undertaken to incorporate comments from residents.

Consultation responses from members of the public and local groups

129. 29 responses have been received in relation to the application, 28 in objection and one letter in support.

The objections from the application raise the following points in objection:

- Loss of mature green spaces
- Loss of trees and reduction in canopy cover
- Impacts on ecology
- Noise from construction
- Noise from the new play space provided
- Impacts of the proposal on flooding in the area
- Impacts on privacy and daylight
- The building is too tall and dwarves the surrounding buildings
- The transport network does not have the capacity
- Overdevelopment of the site.

130. A response has also been received from the local Group Southwark Nature which also provided a link to a petition in objection to the proposal which at the time of writing had 324 signatures. The petition raises concerns in relation to the loss of trees and canopy cover as well as the carbon impacts of the loss of the trees.

131. Officer response:

These matters are all addressed within the relevant sections of the main body of the report.

Consultation responses from external and statutory consultees

132. Met Police:

A response was received in relation to the application and no objections were raised, subject to the addition of a condition in relation to secure by design measures to be included within the development.

Officer response:

A condition has been included within the recommendation.

133. Environment Agency:

A response has been received in relation to the submitted floor risk assessment, and the EA did not raise any objections to the development.

134. Thames Water

Thames Water have not raised any objections to the proposals subject to a informative being attached to any decision.

Officer response:

These are included within the recommendation.

Consultation responses from internal consultees

135. Environmental protection Team:

The EPT have responded to the consultation request, however they have not raised any objections to the proposal. However they have requested that a number of conditions are added to any recommendation in relation to site contamination, plant noise, and internal noise levels within the proposed flats, external lighting and a construction management plan.

Officer response:

These conditions have all been included within the recommendation.

136. Highways:

No objections have been raised, however they did note that highway works would be required in order to facilitate the provision of a new off-street disabled parking bay. These works, amongst other highway works required to mitigate the proposed development are to be included within the unilateral undertaking legal agreement to be completed prior to occupation of the development.

137. Transport:

Raised no objections, the comments are incorporated into the relevant sections of the report.

138. Ecologist:

The ecologist outlined that the proposal would meet the biodiversity net gain and urban greening factor requirements and would create new habitats through bird/bat boxes and the biodiverse roof. Recommended conditions in relation to details of bird/bat boxes, biodiverse roof specification and landscaping details.

Officer response:

These conditions have been included within the recommendation.

139. Urban Forrester:

Raised no objections, noted that there would be a loss of trees on site including some B class trees, however outlined that these could be mitigated against through an extensive replanting programmes within the wider estate. Recommended a condition in relation to the replanting programme and for an arboricultural method statement.

Officer response :

These conditions are included within the recommendation.

140. Design and conservation team:

Raised no objections, the comments received have been incorporated into the main body of the report.

141. Flood and drainage team:

Raised no objections following the submission of an updated flood and drainage statement to clarify the surface run-off rates.

Community impact and equalities assessment

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

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

144. 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.

145. 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

146. 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.

147. This application has the legitimate aim of providing new Council homes. 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

148. 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.

149. 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.

150. Positive and proactive engagement: summary table

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

CONCLUSION

151. The proposal would provide new high quality council housing on land within an existing housing estate. The scale, massing and design of the proposal are in-keeping with the surrounding area and would not lead to an unacceptable impact on the surrounding resident's amenity. The proposal would mitigate the loss of trees and habitats through an extensive replanting programme that would provide new trees throughout the estate and new habitats within the site which would provide biodiversity net gain and an uplift in the urban greening factor.
152. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H2018 Application file:21/AP/1981 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	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation/publicity undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Alexander Cameron, Team Leader	
Version	Final	
Dated	17 September 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		17 September 2021

Recommendation

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

This document is not a decision notice for this application.

Applicant	Rachel Askew London Borough of Southwark	Reg. Number	21/AP/1981
Application Type	Local Authority Development		
Recommendation	GRANT permission	Case Number	H2018

Draft of Decision Notice

Planning permission is **GRANTED** for the following development:

Redevelopment of a site on Lomond Grove, to create 22 residential units (use class C3) in a part 4, part 5 storey building, demolition of existing boundary walls, new vehicle cross-over, new landscape, wider landscape and play space improvements including new access through to Caspian Street.

Land On Lomond Grove Lomond Grove London Southwark

In accordance with application received on 9 June 2021 and Applicant's Drawing Nos.:

Permission is subject to the following Approved Plans Condition:

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

Reference no. /Plan or document name/Rev. Received on:

1057 P 1000 - PROPOSED SITE PLAN received 09/06/2021

1057 P 1010 - PROPOSED GROUND AND FIRST TO THIRD FLOOR PLANS - 09/06/2021

1057 P 1011 - PROPOSED FOURTH FLOOR AND ROOF PLANS - 09/06/2021

1057 P 2100 - PROPOSED WEST ELEVATION - 09/06/2021
 1057 P 2101 - PROPOSED EAST ELEVATION - 09/06/2021
 1057 P 2102 - PROPOSED NORTH ELEVATION - 09/06/2021
 1057 P 2103 - PROPOSED SOUTH ELEVATION - 09/06/2021
 1057 P 2200 - PROPOSED ELEVATION - RAMP AND FRONT ELEVATIONS - 09/06/2021
 1057 P 3100 - PROPOSED SECTION AA - 09/06/2021
 1057 P 3101 - PROPOSED SECTION BB - 09/06/2021
 1057 P 5100 - GROUND FLOOR 2B/3P WHEELCHAIR M4(3) UNIT LAYOUT - 09/06/2021
 1057 P 5101 - GROUND FLOOR 2B/4P WHEELCHAIR M4(3) UNIT LAYOUT - 09/06/2021
 1057 P 5102 - GROUND FLOOR 3B/5P UNIT LAYOUT - 09/06/2021
 1057 P 5103 - 1B/2P 01 UNIT LAYOUT - 09/06/2021
 1057 P 5104 - 1B/2P 02 UNIT LAYOUT - 09/06/2021
 1057 P 5105 - 2B/4P UNIT LAYOUT - 09/06/2021
 1057 P 5106 - FIRST FLOOR 3B/5P 01 UNIT LAYOUT - 09/06/2021
 1057 P 5107 - 3B/5P 02 UNIT LAYOUT - 09/06/2021
 1057 P 5108 - FOURTH FLOOR 1B/2P 03 UNIT LAYOUT - 09/06/2021
 1057 P 5109 - FOURTH FLOOR 1B/2P 04 UNIT LAYOUT - 09/06/2021

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-Commencements Condition(s)

3. Prior to the commencement of any development
 - a) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry

out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that 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-c 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 offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019."

4. "Prior to works commencing, full details of all proposed planting of 43 trees offsite and those shown on site shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land)

and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policies SP11 (Open spaces and wildlife), SP12 (Design and conservation) and SP13 (High environmental standards) of the Core Strategy (2011), and; Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Plan (2007).

5. 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 Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making

effective use of land) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policies SP11 (Open spaces and wildlife), SP12 (Design and conservation) and SP13 (High environmental standards) of the Core Strategy (2011), and; Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Plan (2007).

6. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- 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
- 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
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2021.

7. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the

public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011) and Saved Policy 3.9 (Water) of the Southwark Plan (2007).

Permission is subject to the following Grade Condition(s)

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

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and

* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and

Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007).

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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).

10. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development.
- b) 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 Service.

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 Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.14 (Designing out crime) of the Southwark Plan (2007).

11. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme and details of childrens playspace, showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and

shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8 (Promoting healthy and safe communities), 12 (Achieving well designed places), and 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); 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).

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

No less than 6 bat bricks and 12 Swift Bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and

access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

13. Prior to the commencement of above grade works, the applicant shall provide 1:5 façade construction details (including windows, inset and projecting balconies and parapets) at a scale of 1/5.

Reason: In order to ensure that the development would achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2021, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

14. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard.

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 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

15. Before the first occupation of the building/extension, the cycle storage facilities as shown on the drawing ref:1057 P 1010 - Proposed Ground Floor & First to Third Floor Plans, 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: Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable

Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

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 2021.

17. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawing ref:1057 P 1010 - Proposed Ground Floor & First to Third Floor Plans, 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 Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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).

18. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2021, Strategic Policy 12

Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

19. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Safety Strategy Report TX 143265 (Issue 1) prepared by Socotec dated 03/06/2021 unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan 2021.

Informatives

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

Planning Policies

1. National Planning Policy Framework (the Framework) 2021

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 8 – Promoting healthy and safe communities

Section 9 – Promoting sustainable transport

Section 11 – Making efficient use of land

Section 12 – Achieving well designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

2. London Plan 2021

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG6 Increasing efficiency and resilience

Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications

Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing

Policy H10 Housing size mix

Policy S4 Play and informal recreation

Policy HC1 Heritage conservation and growth

Policy G1 Green infrastructure

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage
 Policy DF1 Delivery of the Plan and Planning Obligations
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking
 Policy T7 Deliveries, servicing and construction

3. Core Strategy 2011

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

4. Southwark Plan 2007 (July) - saved policies

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

5. Supplementary planning documents

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

Development Viability SPD (2016)

Emerging planning policy

6. New Southwark Plan

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP is taking place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy.

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.

APPENDIX 3

Relevant planning history of site and adjoining sites:

20/EQ/0249 - Land At Lomond Grove London Southwark - Pre application advice for part four, part five storey affordable residential development of 23 new dwellings with associated amenity and landscaping – 18/12/2020.

Pre-application advised was sought for a similar development to this application on the site. Officers advised that the principle of the development was acceptable, subject to layout and design refinements and further information on the mitigation of tree and habitat loss. The additional information requested has been provided in detail as part of this planning application.

None Applicable for the adjoining sites

Consultation/publicity undertaken

Site notice date: n/a.

Press notice date: 01/07/2021

Case officer site visit date: n/a

Neighbour letters sent: 21/06/2021

Internal services consulted

Design and Conservation Team
 Ecology
 Environmental Protection
 Flood Risk Management & Urban Drainage
 Transport Policy
 Waste Management
 Community Infrastructure Levy Team
 Urban Forester
 Highways Development and Management

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service (Designing Out crime)
 Thames Water

Neighbour and local groups written to:

Flat 24 Milton House Elmington Estate
 Camberwell Road

Flat 3 Pope House Elmington Estate
 Lomond Grove

71 Brisbane Street London Southwark
10 Sears Street London Southwark
79 Lomond Grove London Southwark
Flat 8 Milton House Elmington Estate
Camberwell Road
Flat 63 Masterman House Elmington
Estate Lomond Grove
Flat 6 Pope House Elmington Estate
Lomond Grove
8 Sears Street London Southwark
19 Evelina Mansions New Church Road
London
Flat 12 2 Draycott Close London
Flat 18 Milton House Elmington Estate
Camberwell Road
Flat 62 Masterman House Elmington
Estate Lomond Grove
First Floor Flat 15 New Church Road
London
Basement Flat 17 Sears Street London
Flat 42 Masterman House Elmington
Estate Lomond Grove
Room 5 19 Sears Street London
Flat 25 Piper Court 8 Lomond Grove
Flat 13 Piper Court 8 Lomond Grove
Flat 14 Roth Court Caspian Street
Corrib Bar 181 Camberwell Road
London
Evelina Mansions New Church Road
London
18 Draycott Close London Southwark
22 Notley Street London Southwark
35 Evelina Mansions New Church Road
London
Flat 3 Masterman House Elmington
Estate Lomond Grove

60

Room 3 19 Sears Street London
Flat 19 Masterman House Elmington
Estate Lomond Grove
Flat 25 Masterman House Elmington
Estate Lomond Grove
12A Sears Street London Southwark
15B Sears Street London Southwark
12 Draycott Close London Southwark
Flat 67 Masterman House Elmington
Estate Lomond Grove
Flat 1 2 Draycott Close London
Flat 16 Milton House Elmington Estate
Camberwell Road
Flat 26 Masterman House Elmington
Estate Lomond Grove
Flat 25 Drinkwater House Elmington
Estate Picton Street
Flat 12 Drinkwater House Elmington
Estate Picton Street
Flat 19 Drinkwater House Elmington
Estate Picton Street
Flat 22 Drinkwater House Elmington
Estate Picton Street
Flat 16 Drinkwater House Elmington
Estate Picton Street
Flat 20 Drinkwater House Elmington
Estate Picton Street
Flat 26 Drinkwater House Elmington
Estate Picton Street
3A Sears Street London Southwark
Flat B 5 Sears Street London
Flat A 5 Sears Street London
Flat 10 2 Draycott Close London
Ground Floor First Floor And Second
Floor 17 Sears Street London
30 Caspian Street London Southwark

Flat 1 Piper Court 8 Lomond Grove
 Flat 7 Milton House Elmington Estate
 Camberwell Road
 Flat 14 Milton House Elmington Estate
 Camberwell Road
 Flat 66 Masterman House Elmington
 Estate Lomond Grove
 Flat 9 Masterman House Elmington
 Estate Lomond Grove
 Flat 24 Masterman House Elmington
 Estate Lomond Grove
 Flat 10 Masterman House Elmington
 Estate Lomond Grove
 13 Caspian Street London Southwark
 Flat 11 Drinkwater House Elmington
 Estate Picton Street
 73 Brisbane Street London Southwark
 39 Caspian Street London Southwark
 Room 2 19 Sears Street London
 Flat 2 2 Draycott Close London
 Flat 7 2 Draycott Close London
 Flat 6 2 Draycott Close London
 8 Draycott Close London Southwark
 20 Draycott Close London Southwark
 4 Draycott Close London Southwark
 16 Draycott Close London Southwark
 Room 1 19 Sears Street London
 Room 4 19 Sears Street London
 1A Sears Street London Southwark
 17 Sears Street London Southwark
 Flat 38 Masterman House Elmington
 Estate Lomond Grove
 3 Evelina Mansions New Church Road
 London
 9A Sears Street London Southwark
 Flat 4 Leslie Prince Court 50-52 New
 Church Road
 26 Chester Court Lomond Grove London
 36 Evelina Mansions New Church Road
 London
 8 Evelina Mansions New Church Road
 London
 41 Chester Court Lomond Grove London
 Flat 23 Masterman House Elmington
 Estate Lomond Grove
 Flat 16 Pope House Elmington Estate
 Lomond Grove
 Flat 44 Masterman House Elmington
 Estate Lomond Grove
 Flat 41 Masterman House Elmington
 Estate Lomond Grove
 Flat 27 Masterman House Elmington
 Estate Lomond Grove
 43 Chester Court Lomond Grove London
 8 Jago Walk London Southwark
 30 Chester Court Lomond Grove London
 13 Sears Street London Southwark
 69 Brisbane Street London Southwark
 28 Evelina Mansions New Church Road
 London
 22 Evelina Mansions New Church Road
 London
 2 Evelina Mansions New Church Road
 London
 Flat 7 Leslie Prince Court 50-52 New
 Church Road
 Flat 31 Milton House Elmington Estate
 Camberwell Road
 Flat 1 Milton House Elmington Estate
 Camberwell Road
 Flat 57 Masterman House Elmington
 Estate Lomond Grove

Flat 52 Masterman House Elmington Estate Lomond Grove

Flat 47 Masterman House Elmington Estate Lomond Grove

Flat 34 Masterman House Elmington Estate Lomond Grove

Flat 2 Pope House Elmington Estate Lomond Grove

47-49 Lomond Grove London Southwark

41 Caspian Street London Southwark

21 Caspian Street London Southwark

Flat 24 Drinkwater House Elmington Estate Picton Street

34 Evelina Mansions New Church Road London

33 Evelina Mansions New Church Road London

14 Evelina Mansions New Church Road London

38 New Church Road London Southwark

13 Chester Court Lomond Grove London

7 Notley Street London Southwark

Flat 8 Roth Court Caspian Street

24 Draycott Close London Southwark

Block C Evelina Mansions New Church Road

4 Sears Street London Southwark

Flat 8 Drinkwater House Elmington Estate Picton Street

26 Evelina Mansions New Church Road London

Flat 2 Milton House Elmington Estate Camberwell Road

Flat 60 Masterman House Elmington Estate Lomond Grove

Flat 51 Masterman House Elmington Estate Lomond Grove

Flat 12 Masterman House Elmington Estate Lomond Grove

Flat 5 Pope House Elmington Estate Lomond Grove

Flat 13 Pope House Elmington Estate Lomond Grove

Flat 8 Masterman House Elmington Estate Lomond Grove

Flat B 24 Sears Street London

17 Chester Court Lomond Grove London

48A New Church Road London Southwark

6 Evelina Mansions New Church Road London

Flat 10 Leslie Prince Court 50-52 New Church Road

Flat 22 Piper Court 8 Lomond Grove

Flat 2 Roth Court Caspian Street

Flat 5 Milton House Elmington Estate Camberwell Road

Flat 3 Milton House Elmington Estate Camberwell Road

Flat 12 Milton House Elmington Estate Camberwell Road

Flat 8 Kenyon House Elmington Estate New Church Road

Flat 1 Kenyon House Elmington Estate New Church Road

Flat 49 Masterman House Elmington Estate Lomond Grove

Flat 45 Masterman House Elmington Estate Lomond Grove

Flat 39 Masterman House Elmington Estate Lomond Grove

Flat 28 Masterman House Elmington Estate Lomond Grove

Flat 18 Masterman House Elmington Estate Lomond Grove

Flat 12 Pope House Elmington Estate
Lomond Grove

11A Sears Street London Southwark

77 Lomond Grove London Southwark

73 Lomond Grove London Southwark

63 Lomond Grove London Southwark

81 Brisbane Street London Southwark

61 Brisbane Street London Southwark

23 Caspian Street London Southwark

9 Sears Street London Southwark

7 Sears Street London Southwark

Flat 17 Drinkwater House Elmington
Estate Picton Street

30 Evelina Mansions New Church Road
London

23 Evelina Mansions New Church Road
London

11 Evelina Mansions New Church Road
London

23B Sears Street London Southwark

Flat 9 Leslie Prince Court 50-52 New
Church Road

Flat 6 Leslie Prince Court 50-52 New
Church Road

44 New Church Road London Southwark

17 New Church Road London Southwark

48 Chester Court Lomond Grove London

37 Chester Court Lomond Grove London

16 Chester Court Lomond Grove London

7 Jago Walk London Southwark

Flat 24 Piper Court 8 Lomond Grove

Flat 7 Piper Court 8 Lomond Grove

11 Notley Street London Southwark

3 Notley Street London Southwark

1 Notley Street London Southwark

Flat 11 Roth Court Caspian Street

Flat 1 Roth Court Caspian Street

32 Caspian Street London Southwark

Flat 4 2 Draycott Close London

22 Draycott Close London Southwark

39 Brisbane Street London Southwark

46 Chester Court Lomond Grove London

Flat 9 Milton House Elmington Estate
Camberwell Road

Flat 15 Milton House Elmington Estate
Camberwell Road

Flat 11 Milton House Elmington Estate
Camberwell Road

Flat 14 Masterman House Elmington
Estate Lomond Grove

Flat 31 Masterman House Elmington
Estate Lomond Grove

40 Kitson Road London Southwark

Flat A 24 Sears Street London

35 Chester Court Lomond Grove London

32 Chester Court Lomond Grove London

65 Lomond Grove London Southwark

37 Caspian Street London Southwark

10 Evelina Mansions New Church Road
London

Flat 29 Milton House Elmington Estate
Camberwell Road

Flat 19 Milton House Elmington Estate
Camberwell Road

Flat 10 Milton House Elmington Estate
Camberwell Road

Flat 56 Masterman House Elmington
Estate Lomond Grove

Flat 43 Masterman House Elmington
Estate Lomond Grove

Flat 35 Masterman House Elmington Estate Lomond Grove
Flat 4 Pope House Elmington Estate Lomond Grove
12B Sears Street London Southwark
5 Jago Walk London Southwark
1 Jago Walk London Southwark
31 Brisbane Street London Southwark
91 Brisbane Street London Southwark
27 Evelina Mansions New Church Road London
24 Evelina Mansions New Church Road London
13 Evelina Mansions New Church Road London
Flat 8 Leslie Prince Court 50-52 New Church Road
Flat 1 Leslie Prince Court 50-52 New Church Road
39 Chester Court Lomond Grove London
36 Chester Court Lomond Grove London
34 Chester Court Lomond Grove London
31 Chester Court Lomond Grove London
23 Chester Court Lomond Grove London
12 Chester Court Lomond Grove London
Flat 18 Piper Court 8 Lomond Grove
15 Notley Street London Southwark
Flat 9 Roth Court Caspian Street
Flat 6 Roth Court Caspian Street
6 Draycott Close London Southwark
10 Draycott Close London Southwark
2 Chester Court Lomond Grove London
Flat 7 Drinkwater House Elmington Estate Picton Street

Flat 21 Milton House Elmington Estate Camberwell Road
Flat 9 Kenyon House Elmington Estate New Church Road
Flat 2 Kenyon House Elmington Estate New Church Road
Flat 16 Masterman House Elmington Estate Lomond Grove
Flat 1 Masterman House Elmington Estate Lomond Grove
38 Chester Court Lomond Grove London
1 Chester Court Lomond Grove London
35 Brisbane Street London Southwark
63 Brisbane Street London Southwark
7 Caspian Street London Southwark
43 Caspian Street London Southwark
19 Caspian Street London Southwark
25 Evelina Mansions New Church Road London
Flat 14 Piper Court 8 Lomond Grove
Flat 25 Milton House Elmington Estate Camberwell Road
Flat 7 Kenyon House Elmington Estate New Church Road
Flat 54 Masterman House Elmington Estate Lomond Grove
Flat 5 Masterman House Elmington Estate Lomond Grove
Flat 21 Masterman House Elmington Estate Lomond Grove
Flat 17 Masterman House Elmington Estate Lomond Grove
Flat 13 Masterman House Elmington Estate Lomond Grove
Flat 11 Masterman House Elmington Estate Lomond Grove
11B Sears Street London Southwark

37 Brisbane Street London Southwark	Flat 20 Milton House Elmington Estate Camberwell Road
65 Brisbane Street London Southwark	Flat 7 Pope House Elmington Estate Lomond Grove
18 Sears Street London Southwark	Flat 14 Pope House Elmington Estate Lomond Grove
Flat 4 Drinkwater House Elmington Estate Picton Street	Flat 1 Pope House Elmington Estate Lomond Grove
31 Evelina Mansions New Church Road London	4 Jago Walk London Southwark
23A Sears Street London Southwark	79 Brisbane Street London Southwark
27 Chester Court Lomond Grove London	75 Brisbane Street London Southwark
21 Chester Court Lomond Grove London	47 Caspian Street London Southwark
20 Chester Court Lomond Grove London	45 Caspian Street London Southwark
Flat 15 Piper Court 8 Lomond Grove	29 Caspian Street London Southwark
Flat 9 Piper Court 8 Lomond Grove	27 Caspian Street London Southwark
Flat 4 Piper Court 8 Lomond Grove	17 Caspian Street London Southwark
Flat 2 Piper Court 8 Lomond Grove	11 Caspian Street London Southwark
Flat 3 Roth Court Caspian Street	14 Sears Street London Southwark
Flat 5 2 Draycott Close London	Flat 3 Drinkwater House Elmington Estate Picton Street
77 Brisbane Street London Southwark	21 Evelina Mansions New Church Road London
33 Chester Court Lomond Grove London	1 Evelina Mansions New Church Road London
29 Brisbane Street London Southwark	46 New Church Road London Southwark
Flat 13 Milton House Elmington Estate Camberwell Road	19 New Church Road London Southwark
Flat 8 Pope House Elmington Estate Lomond Grove	19 Chester Court Lomond Grove London
Flat 6 Masterman House Elmington Estate Lomond Grove	18 Chester Court Lomond Grove London
Flat 4 Masterman House Elmington Estate Lomond Grove	Flat 9 2 Draycott Close London
8 Chester Court Lomond Grove London	Flat 8 2 Draycott Close London
69 Lomond Grove London Southwark	Flat 3 2 Draycott Close London
12 Evelina Mansions New Church Road London	15 Chester Court Lomond Grove London
Flat 2 Leslie Prince Court 50-52 New Church Road	Flat 28 Milton House Elmington Estate Camberwell Road

Flat 65 Masterman House Elmington Estate Lomond Grove
Flat 53 Masterman House Elmington Estate Lomond Grove
Flat 48 Masterman House Elmington Estate Lomond Grove
Flat 46 Masterman House Elmington Estate Lomond Grove
6 Sears Street London Southwark
25 Chester Court Lomond Grove London
16 Sears Street London Southwark
25 Caspian Street London Southwark
9 Evelina Mansions New Church Road London
5 Notley Street London Southwark
Flat 16 Roth Court Caspian Street
Flat 13 Roth Court Caspian Street
Flat 10 Roth Court Caspian Street
Flat 4 Roth Court Caspian Street
Flat 23 Milton House Elmington Estate Camberwell Road
Flat 17 Milton House Elmington Estate Camberwell Road
Flat 64 Masterman House Elmington Estate Lomond Grove
Flat 59 Masterman House Elmington Estate Lomond Grove
Flat 7 Masterman House Elmington Estate Lomond Grove
Flat 32 Masterman House Elmington Estate Lomond Grove
Flat 29 Masterman House Elmington Estate Lomond Grove
Flat 22 Masterman House Elmington Estate Lomond Grove
Flat 15 Pope House Elmington Estate Lomond Grove

66

20 Notley Street London Southwark
67 Lomond Grove London Southwark
2 Jago Walk London Southwark
9 Caspian Street London Southwark
33 Caspian Street London Southwark
15 Caspian Street London Southwark
26 Sears Street London Southwark
19 Sears Street London Southwark
Flat 6 Drinkwater House Elmington Estate Picton Street
Flat 23 Drinkwater House Elmington Estate Picton Street
Flat 2 Drinkwater House Elmington Estate Picton Street
Flat 18 Drinkwater House Elmington Estate Picton Street
Flat 15 Drinkwater House Elmington Estate Picton Street
Flat 13 Drinkwater House Elmington Estate Picton Street
7 Evelina Mansions New Church Road London
29 Evelina Mansions New Church Road London
16 Evelina Mansions New Church Road London
Flat 3 Leslie Prince Court 50-52 New Church Road
25B Sears Street London Southwark
48 New Church Road London Southwark
45 Chester Court Lomond Grove London
44 Chester Court Lomond Grove London
11 Chester Court Lomond Grove London
Flat 23 Piper Court 8 Lomond Grove
9 Notley Street London Southwark

Flat 12 Roth Court Caspian Street	Flat 3 Piper Court 8 Lomond Grove
Flat 20 Masterman House Elmington Estate Lomond Grove	Flat 22 Milton House Elmington Estate Camberwell Road
Flat 10 Drinkwater House Elmington Estate Picton Street	Flat 3 Kenyon House Elmington Estate New Church Road
6 Chester Court Lomond Grove London	Flat 40 Masterman House Elmington Estate Lomond Grove
28 Chester Court Lomond Grove London	Flat 37 Masterman House Elmington Estate Lomond Grove
Flat 12 Piper Court 8 Lomond Grove	Flat 2 Masterman House Elmington Estate Lomond Grove
Flat 4 Milton House Elmington Estate Camberwell Road	Flat 15 Masterman House Elmington Estate Lomond Grove
Flat 26 Milton House Elmington Estate Camberwell Road	Flat 9 Pope House Elmington Estate Lomond Grove
Flat 58 Masterman House Elmington Estate Lomond Grove	Living Accommodation Corrib Bar 181 Camberwell Road
Flat 11 Pope House Elmington Estate Lomond Grove	15A Sears Street London Southwark
Flat 36 Masterman House Elmington Estate Lomond Grove	87 Brisbane Street London Southwark
Flat 33 Masterman House Elmington Estate Lomond Grove	5 Caspian Street London Southwark
42 New Church Road London Southwark	35 Caspian Street London Southwark
5 Chester Court Lomond Grove London	22 Sears Street London Southwark
3 Jago Walk London Southwark	5 Evelina Mansions New Church Road London
22 Chester Court Lomond Grove London	20 Evelina Mansions New Church Road London
75 Lomond Grove London Southwark	Flat 12 Leslie Prince Court 50-52 New Church Road
83 Brisbane Street London Southwark	15 New Church Road London Southwark
Flat B 20 Sears Street London	47 Chester Court Lomond Grove London
32 Evelina Mansions New Church Road London	42 Chester Court Lomond Grove London
18 Evelina Mansions New Church Road London	3 Chester Court Lomond Grove London
15 Evelina Mansions New Church Road London	24 Chester Court Lomond Grove London
Flat 19 Piper Court 8 Lomond Grove	6 Jago Walk London Southwark
Flat 11 Piper Court 8 Lomond Grove	Flat 20 Piper Court 8 Lomond Grove
Flat 8 Piper Court 8 Lomond Grove	Flat 17 Piper Court 8 Lomond Grove

Flat 5 Piper Court 8 Lomond Grove
3A Notley Street London Southwark
Flat 15 Roth Court Caspian Street
14 Draycott Close London Southwark
40 Chester Court Lomond Grove London
Flat 5 Drinkwater House Elmington
Estate Picton Street
3 Caspian Street London Southwark
40 New Church Road London Southwark
61 Lomond Grove London Southwark
17 Notley Street London Southwark
Flat 5 Roth Court Caspian Street
Flat 11 2 Draycott Close London
1 Sears Street London Southwark
Flat 16 Piper Court 8 Lomond Grove
Flat 6 Milton House Elmington Estate
Camberwell Road
Flat 30 Milton House Elmington Estate
Camberwell Road
Flat 55 Masterman House Elmington
Estate Lomond Grove
1 Caspian Street London Southwark
21A Sears Street London Southwark
36 New Church Road London Southwark
Flat A 20 Sears Street London
Flat 9 Drinkwater House Elmington
Estate Picton Street
14 Chester Court Lomond Grove London
89 Brisbane Street London Southwark
31 Caspian Street London Southwark
Flat C 20 Sears Street London
4 Evelina Mansions New Church Road
London

68

Flat 5 Leslie Prince Court 50-52 New
Church Road
Flat 6 Piper Court 8 Lomond Grove
19 Notley Street London Southwark
13 Notley Street London Southwark
Flat 7 Roth Court Caspian Street
Flat 27 Milton House Elmington Estate
Camberwell Road
Flat 61 Masterman House Elmington
Estate Lomond Grove
Flat 50 Masterman House Elmington
Estate Lomond Grove
Flat 30 Masterman House Elmington
Estate Lomond Grove
Flat 10 Pope House Elmington Estate
Lomond Grove
36A New Church Road London
Southwark
71 Lomond Grove London Southwark
41 Brisbane Street London Southwark
33 Brisbane Street London Southwark
85 Brisbane Street London Southwark
67 Brisbane Street London Southwark
Flat 21 Drinkwater House Elmington
Estate Picton Street
17 Evelina Mansions New Church Road
London
3B Sears Street London Southwark
25A Sears Street London Southwark
21B Sears Street London Southwark
9 Chester Court Lomond Grove London
7 Chester Court Lomond Grove London
4 Chester Court Lomond Grove London
29 Chester Court Lomond Grove London
Flat 21 Piper Court 8 Lomond Grove

Flat 10 Piper Court 8 Lomond Grove
21 Notley Street London Southwark

1B Sears Street London Southwark

Consultation responses received

Internal services

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Highways Development and Management

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing O

Thames Water

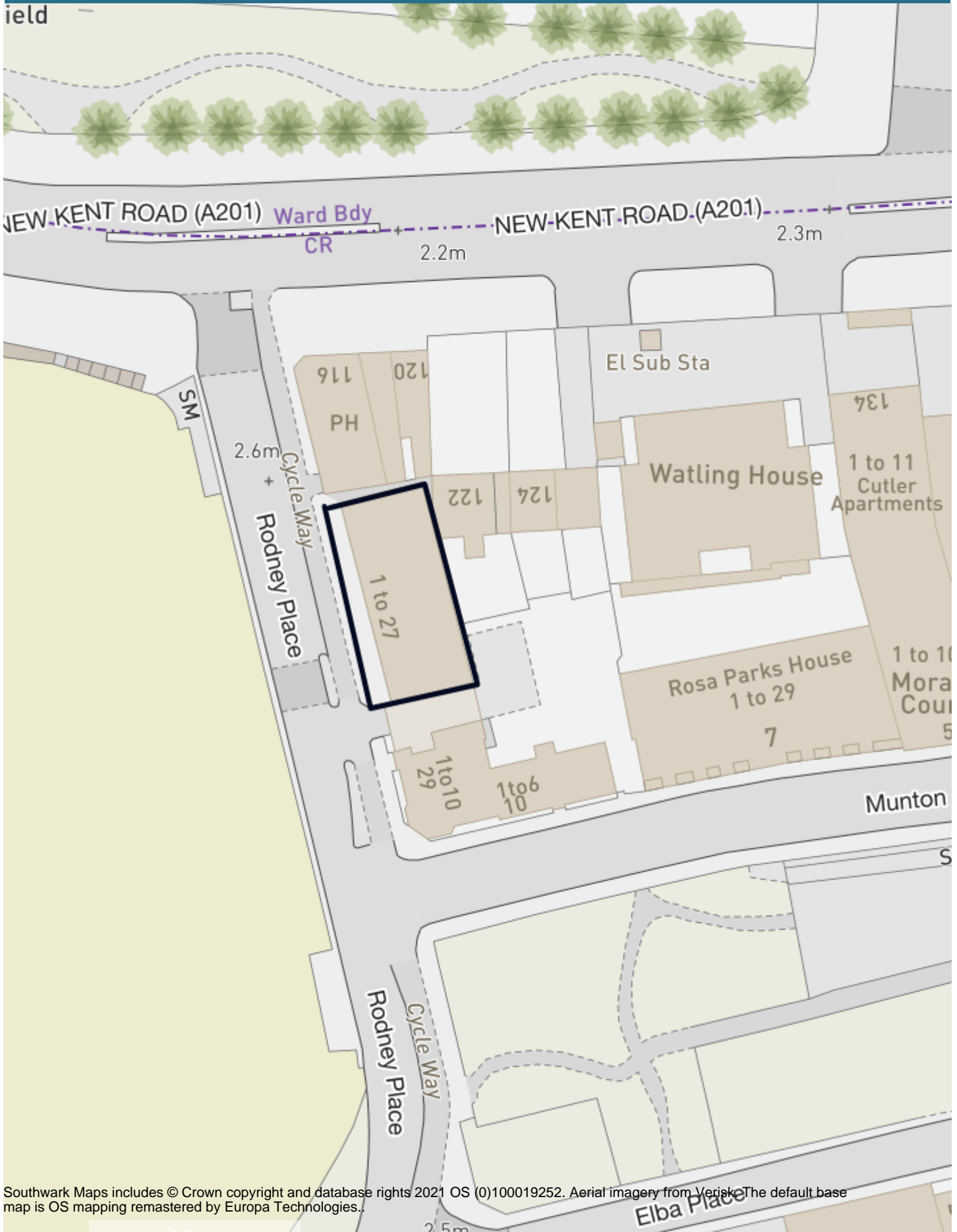
Neighbour and local groups consulted:

38 Chester Court London SE5 7HS
4 Proctor House London SE57QJ
47, 62 St Georges Way London SE15 6QS
86 Vauban Estate London SE16 3QY
9b Vicarage Grove, London London SE57LW
21 Drinkwater House London SE5 7PL
21 Drinkwater House London SE5 7PL
9 Sears Street Floor 26 Salesforce Tower London
21 Drinkwater House London SE5 7PL
71 Brisbane Street London SE5 7NJ
13 Chester Court London SE5 7HS
Flat 45, 175 Long Lane London SE1 4GT
177 Cator Street Ground Floor London
14 Scott Court 4 Broome Way London
15 Colyton Road London SE22 0NE
69 Coleman Road London
3 Barrett Court Dobson walk London
128 Benhill Road Camberwell SE5 7LZ
74 Alma Rd Pennycomequick Plymouth
3 Hurley Crescent London SE16 6AL
Flat 21, Drinkwater House LONDON SE5 7PL
12 Chester Court Lomond Grove London
128 Benhill Road London SE5 7LZ
19 Chester Court Lomond Grove London
25 Waylett House London SE11 5PZ
Flat 9, Scott Court 4 Broome Way London
Flat 4 proctor house Camberwell Se5 7qj
24 Chester Court Lomond Grove London
15 Alscot Way London SE1 5XU
15 Pope House London SE57HT

Agenda Item 7.2



21/AP/1843 1-7 Rodney Place, London, SE17 1PP



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Item No. 7.2	Classification: Open	Date: 29 September 2021	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application, 21/AP/1843 Address: 1-27 Rodney Place London Southwark SE17 1PP Proposal: Demolition of an existing single storey arts centre and construction of a 4 storey building comprising 236sqm of E use class floorspace at ground floor level and 8x residential flats at first, second and third floor levels including: 1x 3 bed 4 person, 5x 2 bed 4 person and 2x 1 bed 2 person and associated facilities.		
Ward(s) or groups affected:	North Walworth		
From:	Director of Planning and Growth		
Application Start Date		PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31 January 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 48.

EXECUTIVE SUMMARY

3. The proposed development is acceptable in land use terms and results in a more efficient use of the site; combining the re-provision of existing E use floor space with 8 new council homes. The scale of the proposed development is acceptable within the context of the surrounding area, and the necessary measures have been taken to reduce impact on neighbouring residential development, in terms of daylight and sunlight, privacy and overlooking. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

4. The application site is located on the eastern side of Rodney Place, in the Elephant and Castle Major Town Centre, Elephant and Castle Opportunity Area, and Central Activity Zone.
5. The site is 0.038 ha and currently comprises a 1-storey art studio occupied by the Tannery Arts centre. The site fronts Rodney Place located opposite to the Elephant Park development to the west. To the east of the site are the residential gardens for 122-124 New Kent Road and 10 Munton Road. To the north of the site is a three-storey building comprising a public house at ground floor and residential units above (116 New Kent Road). To the south of the site is a three-storey block of flats, with planning permission for a two storey upward extension under application ref 20/AP/1953 (10 Munton Road).



Details of proposal

6. In 2017, Cabinet recommended the site for re-development as part of the New Homes Programme. The application proposes to demolish the existing single storey building on site and construct a new 4 storey development, comprising 8 new council homes at first, second and third floor and the provision of 236sq.m of E use floor space at ground floor.



Amendments

7. The proposed development has been amended to reduce the massing and height of the northern element of the third floor. This seeks to reduce daylight and sunlight impacts for neighbouring properties at 118-120 New Kent Road. The amended proposal at third floor now comprises 1x 3 bed unit and 1x 1 bed unit, whereas the original proposal comprised 2x 2bed units and 1x 1 bed unit. This has resulted in an overall reduction of 1x unit.



8. In addition, the eastern elevation of the proposed development has been amended to include glass block screening at each floor. This will increase the height of the walkway boundary fence by an additional 0.5 metres, to further reduce impacts of overlooking onto neighbouring properties.

Consultation responses from members of the public and local groups

9. In total, 33 neighbouring addresses were written to publicise the application, seven objections were received and one comment in support.
10. Summarised below are the material planning considerations raised by members of the public:

Principle of development:

- Over development
- Loss of community facilities

Design quality and site layout:

- Close to adjoining properties
- Development is too high

- General dislike of proposal

Quality of accommodation and provision of private / communal outdoor space

- More open space needed on development

Neighbour amenity impacts

- Loss of light
- Loss of privacy
- Overlooking impacts
- Noise Nuisance

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

- Noise, dust and disruption from demolition and construction

Security and prevention of anti-social behaviour

- Loitering, smoking, noise, and potential anti-social behaviour on the communal walkway access

Planning history of the site, and adjoining or nearby sites.

11. A full history of decisions relating to this site, and other nearby sites, is provided in Appendix 3

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Housing mix, density and residential quality, including amenity space
 - Design, including layout, and building heights
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Flood risk and Sustainable Urban Drainage
 - Air Quality
 - Energy and sustainability measures
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
13. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

14. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires

planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

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

Planning policy

16. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
17. The site is located within:
 - The Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area
 - Central Activity Zone
 - Air Quality Management Area
 - Flood Zone 2 and 3

ASSESSMENT

Principle of the proposed development in terms of land use

18. The development proposes a mix of E use class and C use class floor space. There is already an established E use on the site, which was previously operational as a car windscreen repair shop and is currently occupied as an arts studio (Tannery Arts), with ancillary community use. There will be a small reduction in E class floor area of 68sq.m in order to facilitate the access and service areas at ground floor, ancillary to the residential development. Overall the development will re-provide 236sq.m of E Class floor area in addition to 8 new Council homes. Therefore, the principle of the proposed re-provision of E class floor space is supported within this town centre location, in accordance with Saved Policies 1.4 and 1.7.
19. The proposed development will provide new council homes as part of the council's New Homes Delivery Programme, which seeks to deliver quality

affordable housing, in accordance with the Core Strategy Strategic Policy 5. The immediate and surrounding area is predominately residential and the site is within a town centre location and designated Opportunity Area, well connected by public transport. The principle of residential development on this site is accepted.

Housing density and residential quality

20. The proposed development comprises a mix of 1, 2 and 3 bed units. There are a total of 24 habitable rooms on a site area of 0.038 hectares (ha). This would result in a density of 632 habitable rooms per ha. This is slightly below the residential density range of 650 to 1,100 habitable rooms per ha for sites within the Central Activity Zone. Taking into account the re-provision of non-residential use at ground floor and proximity of the site to neighbouring residential development, this is considered an acceptable density for this site.
21. The overall residential floor area and room sizes for the 1bed 2person unit, 2bed 4 person unit and 3bed 5 person unit complies with the minimum spaces standards, as outlined in the London Plan Policy D6 and the 2015 Technical Updates to the Residential Design Standards SPD (2011).
22. All dwellings are proposed to meet Part M4 (2) requirements for accessible/adaptable housing. There are no dwellings proposed at ground floor level, due to the re-provision of the E use floor space. However, there is lift and stair access to all levels. This will enable the building to be accessible for all users in accordance with London Plan Policy D5.
23. Private outdoor balconies are provided for each of the dwellings as follows:

Unit	Tenure	Private outdoor amenity space (sqm)
1	2B/4P	8.47
2	1B/2P	6.15
3	2B/4P	11.6
4	2B/4P	8.47
5	1B/2P	6.15
6	2B/4P	7
7	3B/5P	16.2
8	2B/4P	7

The 1 and 2 bed units all exceed the minimum requirement of 3sq.m of private outdoor amenity space. The 3 bed 5 person unit proposes 2 terrace areas totalling 16.2sq.m which exceeds the minimum requirement for 10sq.m of private outdoor amenity space. Due to limited space available on site, no communal outdoor space is proposed.

24. The shortfall of communal outdoor amenity space will be mitigated through a planning obligation, to improve open space close to the development site. This will be require the developer to provide a financial contribution, calculated on a basis of £205 per square metre of the total shortfall. This calculation will include

a shortfall of 50sq.m of communal outdoor space, in addition to 16.8 square metres of private outdoor amenity space. This is because whilst the 1 and 2 bed units are policy compliant, they do not all provide the recommended 10sq.m of private amenity space for new flatted development. Therefore, a total financial contribution of £13,694.00 will be sought.

25. The proposed communal waste storage area is located at ground floor level, accessed from Rodney Place. This proposes indoor refuse storage for 2x 1,100 L Eurobins, in addition to a 240 litre wheeled bin for food waste and space for bulky waste. This exceeds the minimum recommended communal refuse storage for residential flats, set out in the Waste Management Guidance Note for Residential Developments (2014). Separate indoor refuse storage is provided at ground floor to service the E use floorspace.

Design, including layout, and building heights

26. The proposed development is 4 storeys, which is a similar height to the existing residential developments adjacent and the rear of the site, and is considered acceptable in the wider context of the re-development of Elephant park.
27. The proposed bulk and scale of the new building is similar to that of the neighbouring developments fronting Rodney Place. The dwellings at first, second and third floor include recessed balconies, which reduce and vary the massing and general arrangement of the main elevation fronting Rodney Place, creating an appealing frontage. The brick detailing on the arches, curved balconies and junctions with adjacent properties soften the overall form and create a positive relationship with the street and surrounding area. It is recommended that details of external materials including windows and doors be approved through condition.
28. The proposed arrangement of the ground floor fronting the street includes entrances set back from the street under arches. Amendments to the residential arch have been made to reduce the depth of the recess and improve the passive security. In addition, the recessed arches are proposed to be well lit and will have CCTV, to reduce risk of anti-social behaviour close to the residential entrance.

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

Daylight and Sunlight

29. A daylight and sunlight report based on the BRE guidance has been provided, and the following daylight tests have been undertaken:
- Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

- No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be used.

30. Elephant Park Plot 11A

These properties are situated to the west of the site and are still in construction however, the daylight and sunlight assessment modelled impacts based on the approved planning drawings for Plot 11A, Elephant Park (application number 19/AP/2116).

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
55	55	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
30	30	100%	0	0	0

31. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

32. 116 New Kent Road

This property is situated north of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
1	0	0%	0	1	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
1	1	100%	0	0	0

33. There is 1 window to the rear of this property and this fails to meet the VSC levels. As such, the daylight light distribution (No Sky Line) test has been undertaken. As can be seen from the table above, the room would pass the daylight distribution test, which demonstrates that the room would achieve an overall good level of daylight within the property. As such, the impact would largely not be noticeable.

34. 122 New Kent Road

This property is situated immediately east of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
11	7	60%	3	1	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
8	8	100%	0	0	0

35. As outlined above, the majority of windows pass the required VSC levels, however, 4 windows would fail to meet these requirements. As such the daylight distribution (No Sky Line) test has been undertaken. All of the rooms would pass the daylight distribution test, demonstrating that each of the rooms would achieve an overall good level of daylight within these properties. Therefore, the proposal would not noticeably impact on these properties in terms of daylight.

36. 124 and 126 New Kent Road

These properties are situated to the east of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
15	15	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
14	14	100%	0	0	0

37. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

38. 10 Munton Road

This property is situated to the south of the site.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0

39. As noted above, all of the windows would meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on these windows would not be noticeable.

40. 118-120 New Kent Road

This property is located to the north of the site and is most affected by the new

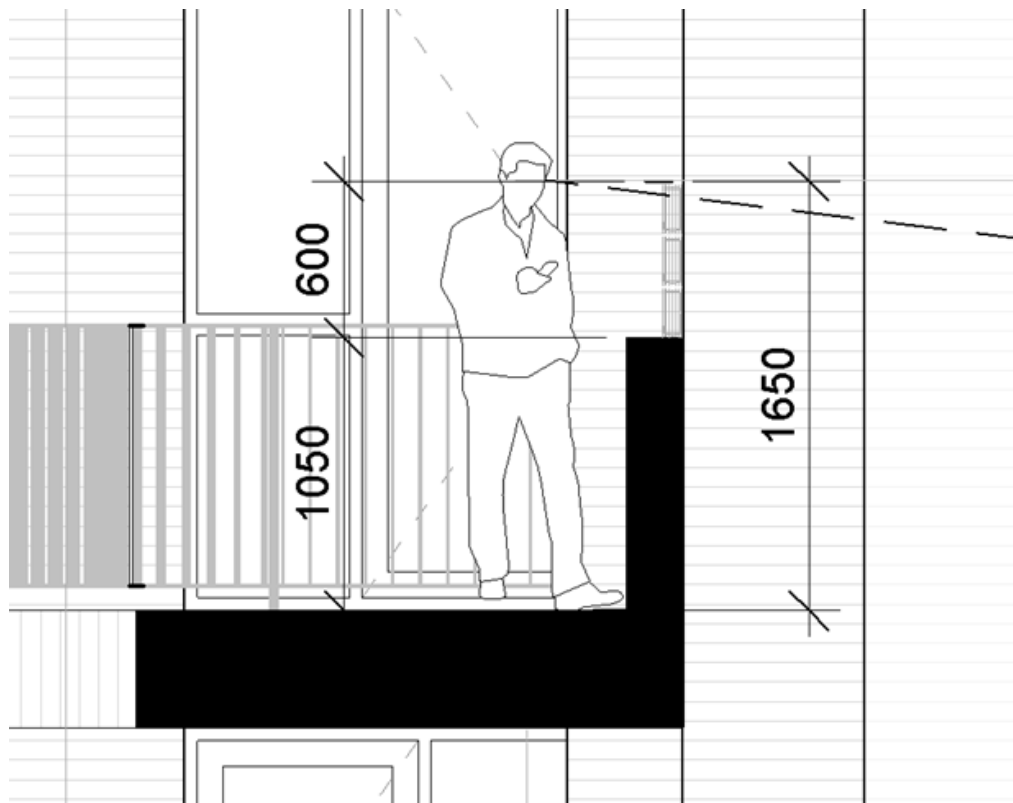
development in terms of daylight and sunlight. The original scheme would have resulted in 6 windows failing to meet the required VSC levels. As a result the proposed scheme was amended, to reduce massing and storey height on the northern flank wall closeted to this property. The table below summarises the proposed impact on this property from indicative modelling of the revised scheme

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
9	6	67%	0	1	2
No Sky Line (NSL)					
Room	Pass	BRE compliant	20-30%	31-40%	41%+
9	7	77%	1	0	1

41. Whilst there is still an adverse impact on 3 windows, the revised scheme does significantly reduce impact on daylight and sunlight for all of the windows. The adjoining site is reliant on the application site for much of its daylight, and as such any increase in height on this site would have an impact on 118-120 New Kent Road. On balance, the proposed impact is therefore considered acceptable in this urban context.

Overlooking and Privacy:

42. The proposed arrangement to the rear of the site includes an external decking walkway providing access to the new residential units. The purpose of this is to set the rear building elevation back from the eastern site boundary adjoining residential development. In doing so, this reduces the overall massing and prominence of built form on this shared boundary. It also seeks to minimise impacts on overlooking and privacy. The space is designed to be a through access to the new residential units only and is not a habitable space.
43. Due to the external decking walkway, no habitable rooms from the new development look directly onto the adjoining properties. To mitigate the potential impact of overlooking further, glass blocks have been included to screen views onto neighbouring land; these would effectively reduce the potential for a harmful impact on the privacy of neighbours.



44. Taking into consideration the urban context of the site and proposal for a relatively low-density development, it is considered that impacts of overlooking and privacy have been sufficiently mitigated.

Transport and highways

45. The proposed development is relatively small in scale and would not have a noticeable impact on the local highway network or public transport demand. The site is within the CAZ and would therefore be car-free as future residents would be excluded from the Walworth CPZ with the exception of disabled car parking.
46. The proposed development will provide 15 cycle parking spaces for residential use (including 1x disabled access space). This provision meets the minimum requirement in the London Plan Policy T5 for the long-stay residential cycle parking. However, there is no provision for the 2x short-stay residential visitor's spaces, required by Policy T5. 3x cycle parking spaces are provided for the E use which meets the London Plan Policy T5 requirements.
47. Overall there is the limited space on site to increase cycle provision at ground floor level without reducing the amount of E Use floor space provided. The site is well located within an area of excellent accessibility to public transport (PTAL – 6), and is within proximity to TfL cycle hire docking stations and a short walking distance to Elephant and Castel tube/train station. Therefore, in this instance the proposed on-site cycle provision is considered acceptable, given the requirement to re-provide the E use floor space in the town centre location.

48. Further detail on the technical specification of cycle storage will be sought through condition. The developer could also look into providing a cycle hanger on the street to further increase cycle parking storage for the residential and / or E use on site.
49. There is a segregated two-way cycle lane running along Rodney Place, with a small gap between the wands to allow for vehicle crossover onto the existing site. Refuse collection vehicles will be required to utilise this cycle lane crossover in order to stop at the kerbside, in accordance with the existing Traffic Order for the Rodney Place cycle way (permitting refuse vehicles entering the cycle lane via the mechanism of a mobile works closure).
50. Notwithstanding this, the current cycle lane infrastructure and segregation wands are not designed for this purpose. A Swept path drawing has been provided to show the space required for pulling into and away from the kerb. This will inform any changes needed to the location of segregation islands, as part of the Servicing and Delivery Plan, which is required to be prepared and submitted via planning condition.
51. The proposed waste management strategy is accepted in principle, subject to a full Servicing and Delivery Plan to be secured via condition.

Flood Risk and Sustainable Urban Drainage

52. The site is within Flood Zone 3 and an area benefitting from flood defences. In order to mitigate flood risk and reduce proposed run-off rates from the new development, a blue roof drainage feature is proposed. This will significantly reduce the amount of un-attenuated flow into the combined sewer to the west of the site. Detailed design of the proposed surface water drainage strategy, including greenfield and proposed runoff rates will be secured through condition.

Air quality

53. This site is within an Air Quality Management Area (AQMA). The proposed development is car-free and incorporates a non-combustion heating and energy system. Therefore, it is considered that development would have a negligible impact on NO₂ and PM₁₀ levels.
54. The Air Quality Assessment (AQA) considers that the effect of the introduction of the residential and commercial human health receptors to the site would be insignificant, as the area is indicated to not be in exceedance of the annual mean NO₂ or PM₁₀ objectives.

Energy and sustainability

55. The development proposes individual air source heat pumps and roof-mounted photovoltaic panels. These technologies will provide a more sustainable and cleaner energy source for the development.
56. In addition, the development proposes to include the following passive design

measures:

- Mechanical Ventilation with Heat Recovery ventilation system to minimise risk of overheating
- LED luminaires for all external and internal fixed lighting, and a combination of photocell and time clock arrangements for external lighting
- High performing glazing and enhanced insulation.

57. This approach to clean energy generation and energy efficient design measures are a positive outcome of the development and will contribute to meeting the council's zero-carbon targets as well as delivering a future-proofed development. The development does not trigger a requirement to have net zero emissions, as it is a minor development for fewer than 10 homes.

Planning obligations (S.106 agreement)

58. The proposed development will deliver a shortfall in communal and private outdoor amenity space. In order to mitigate this impact, the applicant will be required to enter into a Unilateral Undertaking legal agreement to cover the cost of improving open space within the area, close to the development site, in accordance with Core Strategy Policy 13 and Policy 14, Saved Southwark Plan Policy 2.5 and Policy 4.2 and the and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

In the event that an agreement has not been completed by 31 January 2022, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

59. In the absence of a signed Unilateral Undertaking legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to The London Plan Policy DF1 Delivery of the Plan and Planning Obligations, Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

60. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
61. The development proposes the creation of new dwellings, which constitutes CIL liable development. The scheme proposes 100% social housing and therefore qualifies for social housing relief, subject to undertaking the prescribed process

and providing the necessary CIL forms as required under CIL Regulations. The development will be liable to pay Mayoral CIL contributions at a rate of £60 per sqm.

Community involvement and engagement

Consultation responses from internal consultees

62. Ecology:

- Support green roof subject to condition
- Six swift bricks to be provided

Officer comments: Conditions are recommended in relation to the green roof proposal and swift bricks.

63. Design and Conservation:

- Details of material samples, and windows and door details to be provided
- Objection to the recessed archways arrangement of the ground floor fronting the street, which creates a dark, sheltered area adjacent to the residential entrance perfect for anti-social behaviour. Advised that Secured by Design are consulted and that amendments are made to the residential access entrance.

Officer comments:

Correspondence with the Met Designing Out Crime Officer advised that recesses to be shallow as possible with appropriate lighting (avoiding motion sensors). The proposal for glazed doors and CCTV is supported.

In response to comments received above, the proposed design of the residential archway has been amended to reduce its depth, as shown on ground floor plan ref: A773-WWP-RP-00-DR-A-10010 Rev E. Measures including lighting and CCTV as also proposed.

A condition is recommended for sample materials, and window and door details.

64. Environmental Protection:

- Noise - compliance conditions recommended on internal noise levels for residential units, vertical sound transmission between commercial and residential units, and the Rated sound levels from plant.
- Air Quality – assessment is required for mitigation measures to avoid exposure of future residents to poor air quality.
- Land Contamination – Phase II site investigation and remediation strategy, as recommended in the submitted Phase I desk-based study, to be secured through approval of details condition.

- Construction Management – details of a Construction Environmental Management Plan to be secured through approval of details condition.

Officer comments: Conditions are recommended in relation to noise, land contamination and construction management. The submitted AQA demonstrates an insignificant effect of residential and commercial human health receptors to this site as the area is indicated to not exceed of the annual mean N02 or PM10 objectives. Therefore, no mitigation measures are necessary.

65. **Flood Risk and Drainage:**

- Drainage options higher up the hierarchy of drainage should be considered for the 96sq.m of site not covered by the blue roof
- Greenfield and proposed runoff rates are required in addition to Micro Drainage results.

Officer comments: Whilst options for rain gardens, waterbutts or downpipe hydro planters would provide drainage options higher up the drainage hierarchy, the Blue Roof strategy covers majority of the site thereby reducing the overall amount of un-attenuated flow into the combined sewer. This approach is considered acceptable for the scale of development proposed.

A condition is recommended for the detailed design of the proposed drainage strategy including the greenfield rates, proposed runoff rates and micro drainage results.

66. **Transport Policy:**

- Submit a scheme for the provision of 24 (twenty-four) cycle parking spaces (NSP compliance) enclosed in a secure shelter including a minimum of 1 disabled and 1 cargo bicycle spaces, for approval.
- Agree to the barring of this development from obtaining car parking permits under the CPZ operating in this locality.

Officer comments: A condition is recommended to require the development to make good of any highway damaged during the demolition and construction phase of development.

The proposed on-site cycle provision is considered acceptable in the context of this site, and is policy compliant with the London Plan given the limited space at ground floor level. This is weighed against the public benefit of re-providing the E use floor space in addition to 8 new social rent homes. Further detail on the technical specification of cycle storage will be sought through condition.

A condition is recommended to exclude the development from the Walworth CPZ with the exception of disabled car parking.

67. Highways:

- Submit a delivery and servicing plan. This needs to address issues for refuse vehicles accessing the site via the two way segregated cycle lane on Rodney Place. A swept path drawing of a 10.7m refuse vehicle pulling into and away from the kerb is required.
- Construction Management Plan to be submitted prior to commencement of the development.

Officer comments:

A swept path drawing has been provided to demonstrate that there is sufficient space for a refuse vehicle to safely pull into and away from the kerb.

Conditions are recommended for a delivery and servicing plan, and construction management plan.

Community impact and equalities assessment

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

having due regard, in particular, to the need to tackle prejudice and promote understanding.

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

Human rights implications

72. This 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.
73. This application has the legitimate aim of providing 8 new residential units and 318m² of E use floor space. 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

74. 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.
75. 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.

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

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

CONCLUSION

77. The proposed development is acceptable in land use terms and results in a more

efficient use of the site; combining the re-provision of existing E class use at ground floor with 8 new council homes at first, second and third floor. The scale of the proposed development is considered acceptable within the context of the surrounding area, and the necessary measures have been taken to reduce impact on neighbour residential development, in terms of daylight and sunlight, privacy and overlooking. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission be granted subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation/publicity undertaken
Appendix 5	Consultation responses received.

AUDIT TRAIL

Lead Officer	Colin Wilson, Director of Planning and Growth	
Report Author	Gemma Perry, Planning Officer	
Version	Final	
Dated	17 September 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		20 September 2021

Recommendation (draft decision notice)

DECISION NOTICE

LBS Reg. No.: 21/AP/1843 **Date of Issue of Decision:**

Applicant Ms Danielle Patten

The London Borough of Southwark **for the following development:**

Demolition of an existing single storey arts centre and construction of a 4 storey building comprising 236sqm of E use class floor space at ground floor level and 8x residential flats at first, second and third floor levels including: 5x 2 bed 4 person, 2x 1 bed 2 person and 1x 3 bed 5 person, and associated facilities

At

1-27 Rodney Place London Southwark SE17 1PP

In accordance with the valid application received on 28 May 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/onlineapplications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:
Reference no./Plan or document name/Rev. Received on: 06.09.2021

A773-WWP-RP-XX-DR-A-10000 Schedule of Accommodation - Proposed (Rev: C)

A773-WWP-RP-R0-DR-A-00011 Site Plan Proposed - Proposed (Rev: B)

A773-WWP-RP-00-DR-A-10010 Ground Floor Plan Plans - Proposed (Rev: E)

A773-WWP-RP-01-DR-A-10011 First Floor Plan Plans – Proposed (Rev: C)

A773-WWP-RP-02-DR-A-10012 Second Floor Plan Plans - Proposed (Rev: C)

A773-WWP-RP-03-DR-A-10013 Third Floor Plan Plans – Proposed (Rev: C)

A773-WWP-RP-RO-DR-A-10014 Roof Plan Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-20000 West Elevation Plans – Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-20010 East Elevation Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-20011 West Elevation (Material Scheme)

Plans - Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-25000 Long Section (N-S) Plans - Proposed (Rev: B)

A773-WWP-RP-ZZ-DR-A-25010 Short Section (E-W) Plans - Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-25011 Long Section Through Deck Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50010 3D View from 110 New Kent Road Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50011 3D View from Rodney Place Plans - Proposed (Rev: D)

A773-WWP-RP-ZZ-DR-A-50012 3D Aerial View Plans – Proposed (Rev: C)

A773-WWP-RP-ZZ-DR-A-75000 Flat Types Plans - Proposed 06/09/2021

2. Time limit condition

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.

3. Pre-commencement condition

No development shall take place, including any works of demolition, until a written Construction Method Statement (CMS) for the site has been devised. The CMS shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CMS shall be available on site at all times and shall include information on:

- 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. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- 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, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

All demolition and construction work shall then be undertaken in strict accordance with the plan and 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 unnecessary pollution or 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 2021.

4. Pre-commencement condition

Prior to the commencement of development, details of surface water management and drainage strategy, including greenfield and proposed run-off rates, in accordance with the approved Flood Risk Assessment; shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011) and Saved Policy 3.9 (Water) of the Southwark Plan (2007).

5. Above grade condition

Prior to above grade works commencing, material samples of all external facing materials including windows and doors, 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007).

6. Above grade condition

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

7. Above grade condition

A Phase 2 (site investigation and risk assessment) shall be conducted in accordance with the approved Lustre Consulting Phase 1 Desk based study (March 2021) and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) 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.

d) 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 the approved Phase 1 Desk based study (March 2021) and part b-c of this condition.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021.

8. Above grade condition

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

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans, and once the green roof 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 Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007).

10. Pre-Occupation condition

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

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

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011).

11. Pre-Occupation condition

Before the first occupation of the building hereby permitted, a Servicing and Delivery 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: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

12. Pre-Occupation condition

The development authorised by this permission shall not be occupied until the local planning authority has received confirmation of an arrangement approved by the Highway Authority for reinstating any footway damaged during the demolition and construction phases of development, and any works to the cycle lane infrastructure to facilitate refuse collection on site, in consultation with the Highways Authority and Waste Management department.

The occupation of the development shall not begin until those works have been completed.

Reason

To ensure that the development enhances the street scene of the area, is of high quality design and has good access arrangements in accordance with Chapters 9 (Promoting sustainable transport) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021), Policies D4 (delivering good design) and T2 (Healthy streets) of the London Plan (2021); 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).

11. Compliance condition

The habitable rooms within the development sharing a party floor element with the ground floor commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an L10 across any 5 minute period.

Reason:

To ensure that occupiers of residential 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 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

12. Compliance condition

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 plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

13. Compliance condition

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings 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 Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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. Compliance condition

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings 'Ground Floor Plan A773-WWP-RP-00-DR-A-10010 Rev E' 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 Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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).

15. Compliance condition

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

Reason:

In accordance with Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T6 (Car Parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

Informative Notes to Applicant Relating to the Proposed Development

1. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980.
2. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.
3. The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-andstreetscape-design/southwark-streetscape-design-manual-ssdm>

Relevant planning policy

National Planning Policy Framework (the Framework)

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

Chapter 15 Conserving and enhancing the natural environment

The London Plan 2021

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy G6 Biodiversity and access to nature

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.1 Residential parking

Policy T7 Deliveries, servicing and construction

Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

Strategic Policy 1 (Sustainable development)

Strategic Policy 2 (Sustainable transport)

Strategic Policy 5 (Providing new homes)

Strategic Policy 12 (Design and conservation)

Strategic Policy 13 (High environmental standards)

Strategic Policy 14 (Implementation and delivery)

Southwark Plan 2007 (saved policies)

Policy 1.4 Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations

Policy 1.7 Development within town and local centres

Policy 2.5 Planning Obligations

Policy 3.2 - Protection of amenity

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 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

APPENDIX 3

Planning history of the site and nearby sites

1-27 Rodney Place

No relevant planning applications on site.

10 Munton Road

20/AP/1953 - Construction of two storey upward extension to provide 7 residential flats (five x 2 bedroom & two x 1 bedroom units) with private amenity space, along with external alterations to facade including installation of juliet balconies and casements to exist – Minor – Granted.

The above application grants planning permission for the existing block of flats at 10 Munton Road (adjoining the application site to the south) to extend upwards by 2 storeys. The building therefore has approval for an overall height of 5 storeys. This has been taken into account in the proposed elevation plans submitted as part of this planning application.

118-120 New Kent Road

18/AP/1407 - Construction of second floor rear extension, creation of third floor in a form of mansard roof and change of use from a 6 bedroom HMO to 2 x 2 bedroom, 4 person flats and 1 x 1 bedroom, 2 person flat (all self-contained). Relocation/upgrade of cooking extract flue to ground floor takeaway unit – Minor – Granted

The above application granted the conversion of 1 single HMO dwelling into 3x new residential dwellings. The approved floorplans informed the daylight and sunlight impact on these dwellings, and the subsequent amendments to the massing and height of the northern part of the proposed development as part of this application.

Elephant Park (Plot 11A)

19/AP/2116 - Application for approval of reserved matters (appearance and layout only) for Plot H11A within Elephant Park submitted pursuant to the Outline Planning Permission ref. 12/AP/1092. The proposal comprises the construction of three buildings ranging between 10 and 19 storeys in height (maximum height 67.8m AOD) comprising 222 residential units, 1,321.55 sqm (GEA) flexible retail, office, community and leisure (A1-A5/B1/D1/D2) uses, wheelchair accessible parking, cycle storage, servicing, plant areas, landscaping, new public realm, and other associated works, with a revised facade design for the two mid-rise buildings and a revised ground floor layout to those approved by reserved matters approval ref. 18/AP/1862 for Plot H11a - Reserved Matters – Granted.

The above application is currently under construction. The daylight and sunlight assessment submitted as part of this application (1-27 Rodney Place) modelled impacts based on the approved planning drawings for Plot 11A, Elephant Park

Consultation/publicity undertaken

Site notice date: n/a.

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 14/06/2021 and 05/07/2021

Internal services consulted

Design and Conservation Team

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Transport Policy

Community Infrastructure Levy Team

Highways Development and Management

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

124 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021 Contributors by Email

B14

10/09/2021

24.09.2021

126 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021

Flat 7 120 New Kent Road London Southwark SE1 6TU

Neighbour Notification Letter - BULK
B28

05/07/2021

02.08.2021

Flat 5 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
First Floor And Second Floor Flat 118-120 New Kent Road London Southwark SE	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
118-120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
Flat 4 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
Flat 3 120 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 05/07/2021 02.08.2021
126 New Kent Road London SE1 6TU	Recon. Letter – Neigh BULK - NO EMAIL B14 10/09/2021 24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
Ground Floor Flat 1-2 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
First Floor Flat 1-2 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 8 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 6 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 9 29 Rodney Place London Southwark SE17 1PP	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 4 10 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Flat 1 10 Munton Road London Southwark SE17 1PR	Neighbour Notification Letter - BULK B28

Flat 5 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 2 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 6 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 5 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 3 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 2 10 Munton Road London Southwark SE17 1PR	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 10 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 7 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 4 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 3 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
Flat 1 29 Rodney Place London Southwark SE17 1PP	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122C New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122A New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122 New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Neighbour Notification Letter - BULK B28
122B New Kent Road London Southwark SE1 6TU	14/06/2021 12.07.2021 Contributors by Email B14 10/09/2021 24.09.2021

	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Living Accommodation Crown And Anchor 116 New Kent Road London Southwark SE	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
Crown And Anchor 116 New Kent Road London Southwark SE1 6TU	Neighbour Notification Letter - BULK B28 14/06/2021 12.07.2021
122B New Kent Road London SE1 6TU	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
122B New Kent Road London SE1 6TU	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
116 Manor Lane Lee London SE12 8LR	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021
Church Cottage Cow Lane OX25 4SG	24.09.2021 Contributors by Email B14 10/09/2021 24.09.2021

Consultation responses received

Church Cottage Cow Lane OX25 4SG (Objection)

116 Manor Lane Lee London SE12 8LR (Support)

122B New Kent Road London SE1 6TU (Objection)

122B New Kent Road London SE1 6TU (Objection)

122B New Kent Road London SE1 6TU (Objection)

126 New Kent Road London SE1 6TU (Objection)

124 New Kent Road London Southwark SE1 6TU (Objection)

122C New Kent Road London (Objection)

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2021-22

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