

Planning Sub-Committee A

Tuesday 16 November 2021
at 2.00 pm
G02, Ground floor, 160 Tooley Street, London SE1 2QH

**(First part of the meeting
at 2pm to 5.30pm)**

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: 8 November 2021



Planning Sub-Committee A

Tuesday 16 November 2021
2.00 pm

G02, Ground floor, 160 Tooley Street, London SE1 (First part at 2pm to 5.30pm) and
(Second part 6.30pm onwards)

Order of Business

Item No.	Title	Page No.
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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 29 September 2021.

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10
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7.3.	WOODLAND ROAD GREEN AT THE APEX OF GIPSY HILL AND WOODLAND ROAD, GIPSY HILL, LONDON SOUTHWARK SE19 1PJ	95 - 152
7.4.	LONGFIELD ESTATE BALACLAVA ROAD/ FORT ROAD - INFILL SITE LONDON SE1 5RZ	153 - 205

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: 8 November 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
Planning Section, Chief Executive's Department
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 29 September 2021 at 6.30 pm at Ground Floor Meeting Room G01, 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: Dennis Sangweme (Development Management)
Dipesh Patel (Group Manager, Major Applications)
Margaret Foley (Legal Officer)
Martin McKay (Team Leader, Design & Conservation)
Maria Lugangira , (Principal Constitutional Officer)
Beverley Olamijulo, (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

The following member made a declaration regarding the agenda item below:

Agenda item 7.2 – 1 – 27 Rodney Place, London Southwark

Councillor Martin Seaton, declared an interest in item 7.2 because the proposed scheme was in the ward he represents. He agreed to keep an open mind when considering the application as a member of the sub-committee.

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 – development management items

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 July 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 LAND ON LOMOND GROVE, LOMOND GROVE, LONDON SOUTHWARK SE5

Planning application number: 21/AP/1981

Report: see pages 11 to 71 of the agenda pack and on pages 1 to 2 of the addendum report.

PROPOSAL

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

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

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

An objector was present to address the meeting and responded to questions from members of the sub-committee.

The legal officer addressed the sub-committee, in response to questions from members.

The applicant's agent was present to address the meeting.

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.

Members of the sub-committee further debated on the application and asked questions of officers.

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

RESOLVED:

1. That planning permission be granted subject to conditions as set out in the report and amended by the addendum report; and for the applicant to sign a unilateral undertaking.
2. That in the event 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 of the report.

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

At 7.50pm, the sub-committee adjourned for a 10 minute comfort break. The meeting reconvened at 8.00pm.

Planning application number: 21/AP/1843

Report: see pages 72 to 110 of the agenda pack and pages 1 to 2 of the addendum report.

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.

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

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

An objector was present to address the meeting and responded to questions from members of the sub-committee.

The applicant's agents 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:

1. That planning permission be granted subject to conditions as set out in the report and amended by the addendum report; and for the applicant to enter into an appropriate legal agreement.
2. That 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 of the report.

The meeting ended at 8.45 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 16 November 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

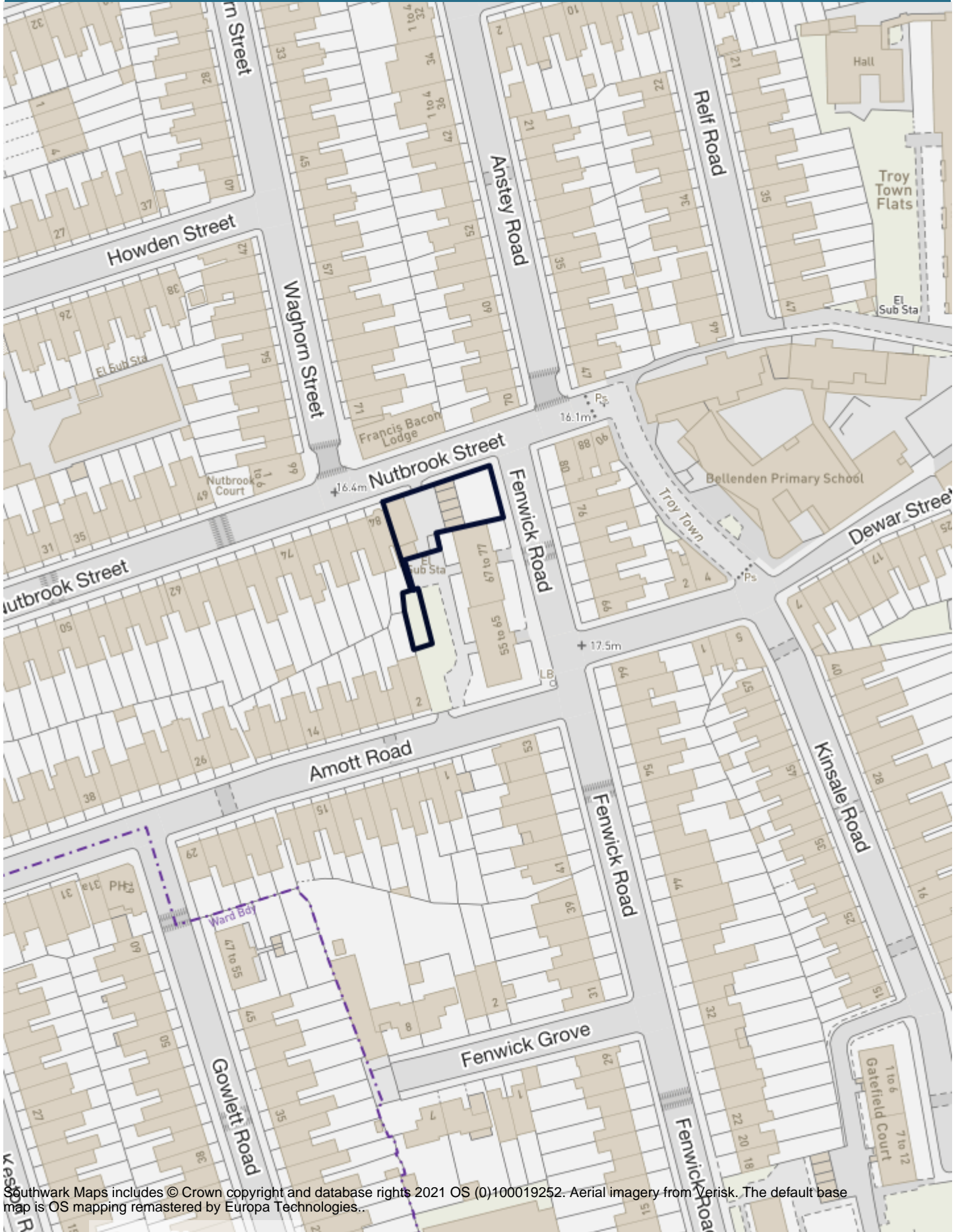
No.	Title
None	

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	5 November 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		5 November 2021



21/AP/3033- Site To The North Of 55-77 Fenwick Road ,Fenwick Road, SE15 4HN



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Scale = 1:300,000,000

2-Nov-2021

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Item No. 7.1	Classification: Open	Date: 16 November 2021	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application, 21/AP/3033 Address: Site To The North Of 55 - 77 Fenwick Road London SE15 4HN Proposal: Construction of a three to four storey residential development comprising of 8 flats. The units include 4x 1B/2P, 3x2B/3P and 1x 4B/7P all of which will be council homes for council rents.		
Ward(s) or groups affected:	Rye Lane		
From:	Director of Planning and Growth		
Application Start Date 25/08/2021		PPA Expiry Date 23/11/2021	
Earliest Decision Date 19/10/2021			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

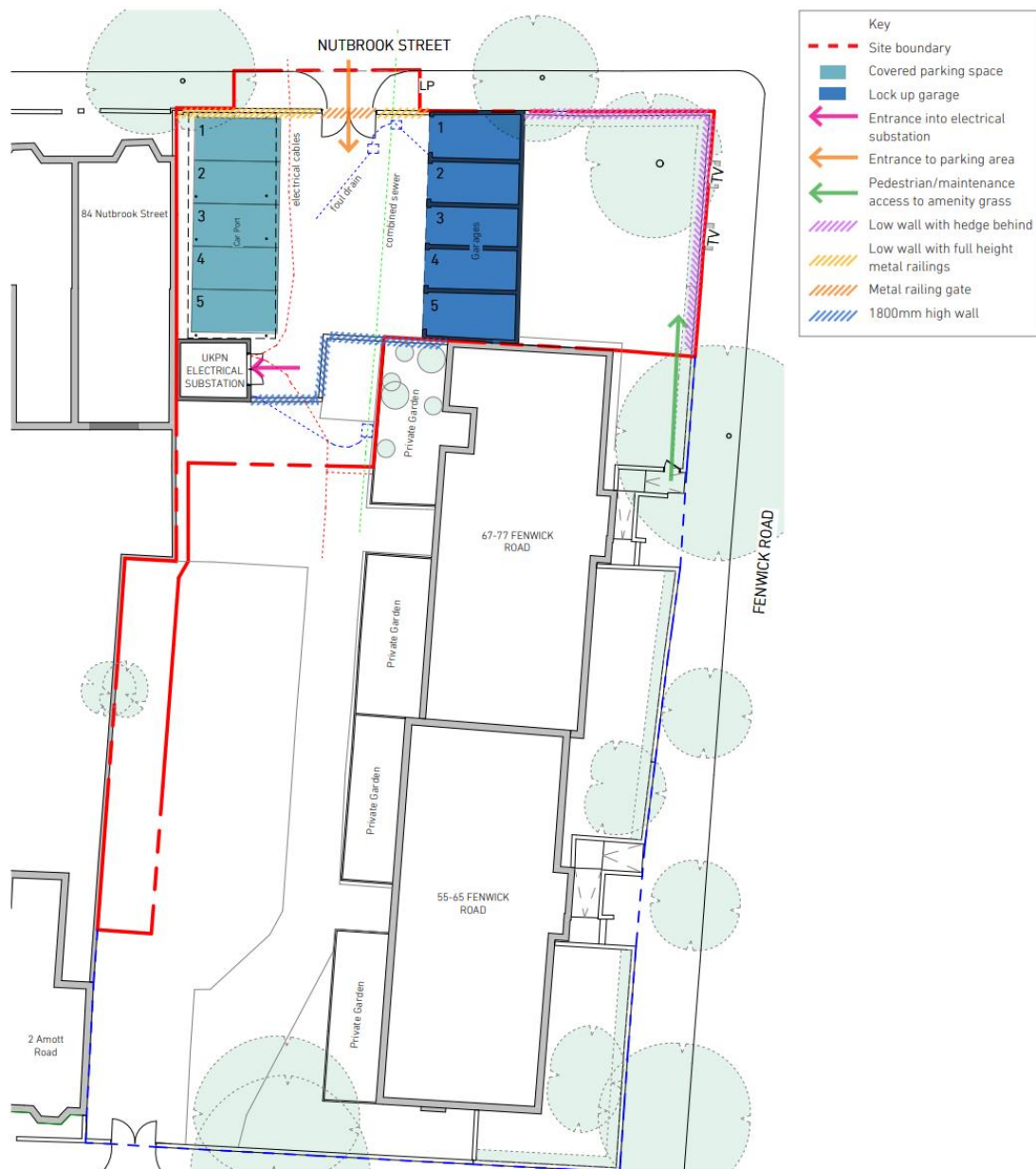
EXECUTIVE SUMMARY

2. The proposed development is acceptable in land use terms and results in a more efficient use of the site, which is currently used for surface level car parking. The proposed scale, form and massing of the new development is acceptable for a corner plot and within the context of the Francis Bacon Lodge to the north.
3. The proposal will provide 8 homes, which are all at least dual aspect and provide sufficient amenity space for future occupiers. All homes meet the minimum dwelling space standards and are suitably designed to achieve an efficient use of the land available, whilst minimising impacts of privacy and overlooking on neighbouring dwellings. For the reasons set out in the 'Assessment' section of this report, it is therefore recommended that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

4. The application site is located in a residential area to the west of Peckham Town Centre. The existing site is a corner plot at the junction of Fenwick Road and Nutbrook Street.
5. The application site currently provides x5 car parking spaces and x5 garages available for let from Southwark Council. The site is within the same ownership as the existing 3 storey block of residential flats to the south (55-77 Fenwick Road).



Existing site plan.

6. To the north of the site on the opposite side on Nutbrook Street is a religious building with spire, known as the Francis Bacon Lodge. The immediate surrounding areas of the site are predominately terraced housing. Bellenden Primary school is located approximately 50 metres to the west. A pedestrian access links the application site with Peckham High Street and Peckham Rye Common to the west.

Details of proposal

7. The application proposes a part three, part four storey residential development, delivering 4x one bed two person homes, 3x two bed three person homes and 1x four bed seven person home. The proposed development will deliver 8 new council-owned homes in total, which will provide 100% affordable social rent accommodation.



View of the proposed development from Nutbrook Street (above).



View of the proposed development from the Junction of Nutbrook Street and Fenwick Road (above).

8. The application proposes landscaping works including 5x new trees to be planted on site to mitigate the loss of 1x tree to the front of the site, at the junction of Fenwick Road and Nutbrook Street. The landscaping proposals also include additional planting of hedgerows, new permeable paving and a new ramp access to the communal garden.

Consultation responses from members of the public and local groups

9. In total, sixty nine neighbouring addresses were written to publicising the application. Twenty six letters of objections and two letters of support were received.
10. Summarised below are the material planning considerations raised by members of the public. These matters are addressed comprehensively in the subsequent parts of this report.

Principle of development:

- Support for new social rent housing
- Over development

Design quality and site layout:

- Development too high
- Out of keeping with the character of the area

Neighbour amenity impacts

- Close to adjoining properties
- Loss of light
- Loss of privacy
- Daylight and sunlight impact

Transport and Highways

- Inadequate parking provision
- Increase in traffic
- Loss of parking

Open space and ecology

- Affects local ecology
- More open space needed
- Loss of a tree

Environmental impact during the construction phase of development

- Noise nuisance

Other matters

- Strain on existing community facilities
- Missing information from plans
- Not enough information given on application
- Conflict with the Local Plan
- General dislike of the proposals
- Inadequate pre-planning consultation

Planning history of the site, and adjoining or nearby sites

11. Any relevant 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, building heights and fire safety
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Landscaping
 - Trees and ecology
 - 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:
- Peckham and Nunhead Action Area
 - Urban Density Zone
 - Air Quality Management Area
 - proposed Critical Drainage Area

ASSESSMENT

Principle of the proposed development in terms of land use

18. The loss of the existing car parking spaces on site is justified by the provision of 8 affordable homes. A parking stress survey to Lambeth methodology demonstrates an acceptable level of parking stress. Displaced vehicles can comfortably be accommodated in surrounding streets within a 200 metre radius walking distance from the site. Parking stress will be further offset by the new development being car-free and prohibited from applying for parking permits.
19. The proposed development site is defined as a 'small site' (less than 0.25 ha) that can contribute to meeting housing need in accordance with the London Plan Policies H1 and H2. The proposed development will deliver 100% affordable social rent homes as part of the Council's New Homes Delivery Programme. This significantly exceeds the minimum requirement of 50% affordable housing on publically owned land, as required by the London Plan policy H5. The proposal will deliver a public benefit by providing 8 new high-quality council homes. The principle of new residential development on this site is accepted.

Housing density and residential quality

Density

20. The proposed development comprises a mix of 1, 2 and 4 bed units. The development density is calculated at 520 habitable rooms per ha, which falls within the required density range for new development within the Urban Zone. This is based on a site area of 0.05 ha.

Space Standards

21. All of the proposed total floor areas and individual room sizes are in compliance 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). All dwellings are proposed to meet Part M4 (2) requirements for accessible/adaptable housing and lift access is proposed to all floor levels. This will enable the building to be accessible for all users in accordance with London Plan Policy D5.

Outdoor amenity space

22. All of the units will have access to private outdoor amenity space. The one bed two person units propose private balconies of 5sqm. The two bed four person

units propose private balconies of 10sqm and above. The four bed seven person unit proposes a private garden space at ground floor of 13.3sqm. There is an existing communal garden to the rear of the site for the benefit of existing and new residents on site. This will provide 620sqm of communal outdoor amenity space which significantly exceeds the minimum requirement for 50sqm of communal outdoor space for new flatted development.

Daylight / sunlight (Proposed development)

23. A daylight and sunlight assessment has been provided, based on BRE Guidance to assess daylight received within the proposed development. The Average Daylight Factor (ADF) tests show that 21 of 26 rooms exceed the minimum daylight recommendations. The remaining 5 rooms at ground, first and second floor fall narrowly short of the minimum recommended values. This is likely due to the creation of some deep and narrow living spaces as a result of the building layout which seeks to maximise living space on site, whilst minimising impacts on neighbouring development adjoining the site boundaries. Notwithstanding this, all windows are compliant with the BRE minimum requirements for No Sky Line (NSL) tests, therefore demonstrating an acceptable level of daylight distribution.

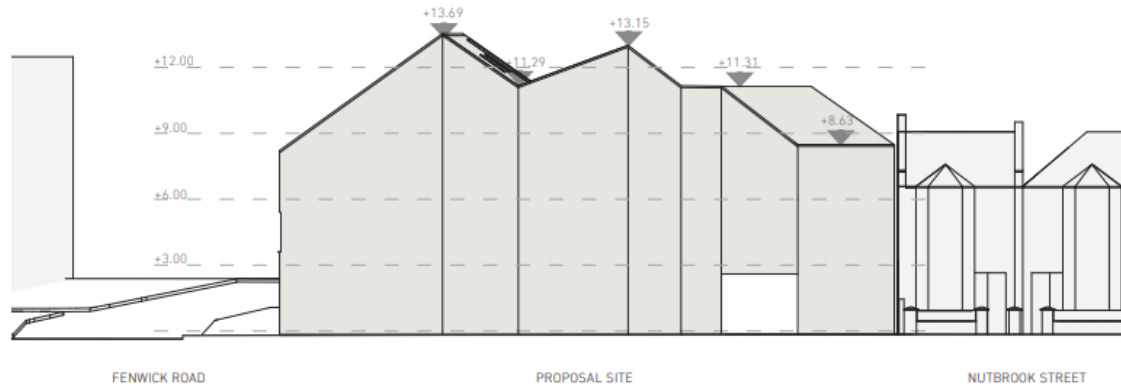
Refuse storage

24. Indoor communal waste storage is proposed to be located at ground floor level, on the western side of the site, closest to the site entrance from Nutbrook street. This will provide storage for 2200 litres (L) of general waste and 1100L of recycling waste, 240L of garden waste and 240L of food waste. This exceeds the minimum recommended communal refuse storage for residential flats, set out in the Waste Management Guidance Note for Residential Developments (2014).

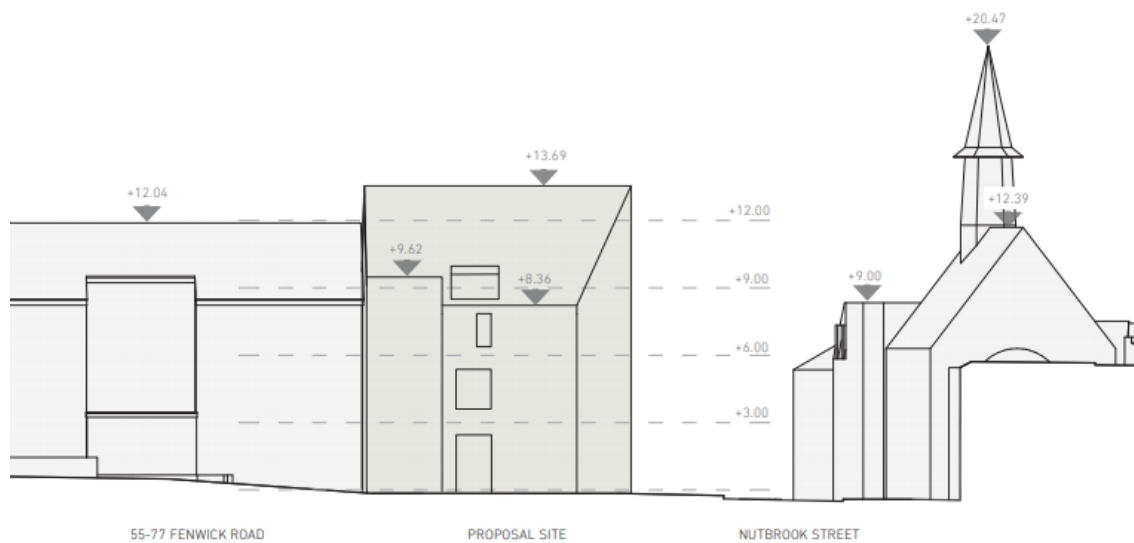
Design, including layout, and building heights

25. The application site comprises a corner plot connecting Nutbrook Street and Fenwick Road. The development site adjoins an existing two storey, end of terrace Victorian house on Nutbrook Street and a three storey linear block of flats on Fenwick Road. These existing buildings are set back from the street front, with street trees and mature gardens providing an enhanced and spacious feel to the street scene. The Francis Bacon Lodge on the opposite side of Nutbrook Street is an ecclesiastical red brick building with miniature spire, which stands out within the street scene as a small and characterful landmark.
26. The application proposes to infill the corner site abutting the three storey flats at the end of Fenwick Road and extending a smaller arm of the building to abut the end of terrace house on Nutbrook Street. The new building is part three, part four storeys in height and will extend further outwards towards the road frontage, to create a slightly larger building footprint.
27. Careful consideration has been given to refine the geometry of the junction with the adjacent end of terrace house on Nutbrook Street. The roof is hipped to

align with the height of the neighbouring house and inset brick detail is proposed on the north elevation level of the new development, to align with the adjacent eaves of the neighbouring house. This reduces the visual massing of the new building, and creates a step level change in building heights from west to east along Nutbrook Street.



Proposed building heights along Nutbrook Street adjoining the existing two-storey house (above).



Proposed building heights along Fenwick Road adjoining the existing three storey block of flats (above).

28. The proposed elevations comprise a series of faceted brickwork planes with a pitched roof that folds over the buildings complex geometry. The new building will be multi-stock brick with rusticated brick detailing at the base of the building. This material will provide a colour and texture that is picturesque to its architecture, alluding to the gothic geometry of the Francis Bacon Lodge opposite. The window composition follows the same aesthetic and windows are well placed and sized according to the rooms they serve, rather than to achieve a more formal external composition.

29. All balconies are proposed to be inset into the building footprint and are non-street facing, with the exception of the inset balconies for units 3 and 6 which face onto Fenwick Road. These two balconies on the first and second floors are dual aspect, outward facing to the south and east. The balcony openings mimic the scale of the windows to maintain
30. Overall, the proposed form and size of the new building will stand out as a small focal point on the street corner and will deliver a high quality design that positively contributes to the street scene. Whilst the building is larger and bulkier than the surrounding residential buildings, this is acceptable for a corner location and opposite the Francis Bacon Lodge religious building.

Fire Safety

31. The proposed development has considered a suitable fire strategy in accordance with the London Plan Policy D12 (A) which requires all development proposals to achieve the highest standards of fire safety. This is summarised in the table below, looking at each criteria of the policy in part:

London Plan D12 (A) requirement	Information provided in the submission to address the requirements of D12 (A)
1) Identify suitably positioned unobstructed outside space for fire appliances to be positioned on and appropriate for use as an evacuation assembly point.	Access for firefighters is proposed from the entrance off Nutbrook Street. The corner of Anstey Road and Nutbrook Street is identified as the evacuation muster point. The space is only be required where the fire crew decide to abandon the stay put policy.
2) Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.	Various active and passive fire safety measures are proposed including a fire detection and alarm system, suitable means of escape, fire resistance and compartmentation, and fire suppression.
3) Be appropriately constructed to minimise the risk of fire spread.	The construction method is to be confirmed during the detailed design of development. The building will be constructed in compliance with the relevant Building Regulations related to fire safety.
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	A stay put evacuation strategy is proposed. Fire detection and alarm systems are to be installed and suitable escape routes have be identified for the scale of development.
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all	The new development is proposed to be managed by Southwark Council. The management requirements will be clearly detailed by the management company for the

building users can have confidence in.	building.
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	Direct access for firefighting has been identified off Nutbrook Street. Two existing ground fire hydrants are located within proximity to the site. A fire service information box will be provided at the building entrance.

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

Daylight and Sunlight

32. 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.

33. 84 Nutbrook Street

This property adjoins the site to the west. As summarised in the table below, only one window doesn't pass the minimum recommended VSC level. All of the rooms pass the daylight distribution NSL test, demonstrating that the proposed development would not have a noticeably impact on this property.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
13	12	92%	1	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	5	100%	0	0	0

34. 66 Waghorn Street

This property is located to the north-west of the site, on the opposite side of Nutbrook Street. As summarised on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
12	12	100%	0	0	0

35. 70 Anstey Road

This property is located to the north-east of the site, on the opposite side of Nutbrook Street. Two windows at ground floor level already fall below the recommended 27% VSC minimum value. However, the proposed development does not result in a further reduction in the VSC level for these properties. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact of the proposed development on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
4	4	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
3	3	100%	0	0	0

36. 47 Anstey Road

This property is located to the north-east of the site, on the opposite side of Nutbrook Street. As summarised on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
6	6	100%	0	0	0

37. 80-82 Fenwick Road

These properties are located to the east of the site, on the opposite side of Fenwick Road. One window at ground floor level and two windows at first floor level already fall below the recommended 27% VSC minimum value. However, the proposed development would result in a proportionate loss of less than 20% of the existing value. In addition, all rooms would pass the daylight distribution NSL test. Therefore, the impact on these properties would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
17	17	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
6	6	100%	0	0	0

38. 78 Fenwick Road

This property is located to the east of the site, on the opposite side of Fenwick Road. A window at ground floor level already falls below the recommended 27% VSC minimum. The proposed development will result in a proportionate loss of less than 20% of the existing value. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	7	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
2	2	100%	0	0	0

39. 76 Fenwick Road

This property is located to the east of the site, on the opposite side of Fenwick Road. Two windows at ground floor would fall below the recommended 27% VSC minimum value as a result of the proposed development, however the proportionate loss would be less than 20% of the existing value. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on this property would largely be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	7	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
2	2	100%	0	0	0

40. 2 Amott Road

This property is located to the south-west of the application site. As shown on the table below, all of the windows meet the required VSC levels above 27% and the proportionate loss would be less than 20%, which outlines that the

impacts on this property would be unnoticeable.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	5	100%	0	0	0

41. 66 to 77 Fenwick Road

These properties adjoin the site to the south. Six windows at ground, first and second floor already fall significantly below the recommended 27% VSC minimum value. However, the proposed development would result in a proportionate loss of less than 20% of the existing value for these windows. In addition, all rooms pass the daylight distribution NSL test. Therefore, the impact on these properties would largely be unnoticeable.

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

Overlooking and Privacy

42. The proposed development is compliant with the minimum distances of 12 metres to the front of the building facing Fenwick Road and Nutbrook Street, and 21 metres to the rear of the building facing Amott Road. However, as noted earlier in this report, the new building will be situated between existing residential development at 55-77 Fenwick Road and 84 Nutbrook Street. Consideration should be given to the design and orientation of the new development in relation to these neighbouring residents
43. The diagram below summaries the measures that have been taken to reduce impact of privacy and overlooking for these neighbouring residents. The development proposes to inset balconies into the building footprint and balcony doors will be glazed. The internal floorplans and access onto balconies to the rear of the site are orientated westwards, away from existing residents at 55-77 Fenwick Road.



Proposed measures to reduce privacy and overlooking impact on neighbouring occupiers (above).

44. The two units with balconies to the front of the site are also inset within the building footprint and are orientated southwards to reduce overlooking onto the street. This will also improve privacy for the future occupiers of these units. An 1100mm sill height is proposed for kitchen windows which are located closest to 84 Nutbrook Street. This will prevent future occupiers of the new development from looking directly onto the neighbouring dwelling.

Transport and highways

45. The application site location is well connected to public transport with a PTAL score of 6a. The site is also within a CPZ. Therefore the new development is required to be car-free and future residents would be excluded from the CPZ with the exception of disabled car parking. The proposed development is relatively small in scale and would not likely have a noticeable impact on the local highway network or public transport demand. Any disabled blue badge holders visiting the site can be dropped off on the double yellow lines at the proposed dropped kerb access from Nutbrook Street.
46. A Lambeth Methodology parking stress survey has been provided which shows that the predicted parking stress as a result of the development, would be acceptable. This is measured within a 200m radius walking distance from the site and extends to a suitable location along a road (i.e. the nearest junction). The survey demonstrates an acceptable level of parking stress at 79% in the unrestricted area. In a worst case scenario, the likely increase in stress from the loss of 5 garages and 5 parking spaces, would be offset by the development being car-free and prohibited from applying for parking permits.
47. The application proposes 22 cycle parking spaces which is an acceptable

quantum for this size of development, in accordance with the draft New Southwark Plan and in excess of the minimum requirement of long-stay 12 cycle spaces, as required by the London Plan Policy T5.

Trees and landscaping

48. The application proposes the loss of one existing tree, which is located to the front of the site on the corner of Fenwick Road and Nutbrook Street. This is mitigated by the planting of 5 new trees within the site.
49. The landscaping proposals also include additional planting of hedgerows, new permeable paving and a new ramp access to the communal garden.

Ecology

50. As part of the proposed landscaping scheme, the development seeks to achieve ecological enhancements on site through biodiverse planting, an area of green roof and provision of bat and bird boxes. The submitted details are considered acceptable for this site.

Environmental matters

Flood Risk and Sustainable Urban Drainage

51. The site is located within Flood Zone 1 in accordance with the EA records, which identifies a low probability of flooding and there is a low risk of surface water flooding onsite. However, the site location is identified within the draft New Southwark Plan as a critical drainage area, which suggests there is a risk of localised flooding. Therefore, a site-specific Flood Risk Assessment was undertaken to demonstrate a suitable drainage strategy for the site.
52. The sustainable urban drainage strategy proposes on-site attenuation tanks below ground. In addition, the use of pervious pavements, tree pit, proprietary treatment systems and rainwater harvesting is proposed to be agreed at the detailed design stage of construction. Overall, the proposed strategy meets the requirements for surface water discharge rates and attenuation and will acceptably mitigate risk of flooding to future occupiers on site and within the surrounding area.

Air quality

53. This site is within an Air Quality Management Area however the application is for a minor development and is not located on a classified road nor does it propose pollution sources. Therefore a full Air Quality Assessment was not required to be submitted.
54. The application proposes a low carbon, fabric-first approach to the development and includes design solutions that seek to minimise carbon emissions. This approach will contribute to reducing exposure to future occupiers of poor air quality and prevent a further deterioration of air quality.

Construction management

55. The proposed development is relatively small scale and would likely to have limited impact on the surrounding area in terms of traffic. Notwithstanding this, the application site is located in close proximity to neighbouring residents and close to an existing primary school. To mitigate any impacts in terms of noise, dust and traffic disturbances, it is recommended that a condition is applied to require the applicant to submit details of the proposed construction management process. The details submitted should be proportionate to the small scale of development.

Energy and sustainability

56. The application proposes Air Source Heat Pumps as the primary source of heating and hot water for development. This will to be located in the third floor roof space of the development. Passive design measures have also been proposed including the use of energy efficient materials, solar orientation, mechanical ventilation and heat recovery. The proposed fabric-first approach is supported for this minor development and will assist in the delivery of high energy efficiency standards and low carbon footprint of the development over its lifetime.

Mayoral and borough community infrastructure levy (CIL)

57. 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.
58. 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

59. Ecology:
- No further surveys are required
 - Swift bricks to be used
 - Net and bat box plans are sufficient
60. Urban Forester:
- No objection subject to conditions on tree details, landscaping proposals and monitoring of tree protection works

61. Design and Conservation:
- Proposed form and architecture is supported
 - The building is larger and bulkier than surrounding buildings but this is acceptable for a corner plot
 - The new building will form a fitting terminus to the end of Fenwick Road
62. Flood Risk and Drainage:
- Information submitted is acceptable subject to condition.
63. Transport Policy:
- CPZ exclusion condition to be applied
 - Construction Management Plan to be submitted
 - Make good of any damaged footway condition to be applied
64. Highways:
- Construction Management Plan to be submitted
 - Joint Survey condition to be agreed

Community impact and equalities assessment

65. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
66. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
67. 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.

68. 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

69. 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.
70. 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

71. 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.
72. 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.

73. **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

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

more efficient use of the site, which is currently used for surface level car parking. The proposed scale, form and massing of the new development is acceptable for a corner plot and within the context of the Francis Bacon Lodge to the north.

75. The proposal will provide 8 homes, which are all at least dual aspect and provide sufficient amenity space for future occupiers. All homes meet the minimum dwelling space standards and are suitably designed to achieve an efficient use of the land available, whilst minimising impacts of privacy and overlooking on neighbouring dwellings. For the reasons set out in the 'Assessment' section of this report, it is therefore recommended that planning permission is granted subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2678-55 Application file: 21/AP/3033 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	Gemma Perry, Graduate Planner	
Version	Final	
Dated	5 November 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		5 November 2021

APPENDIX 1**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	Ms Rachel Askew London Borough of Southwark	Reg. Number	21/AP/3033
Application Type	Minor Development		
Recommendation	Grant	Case Number	2678-55

Draft of Decision Notice**Grant planning permission for the following development:**

Construction of a three to four storey residential development comprising of 8 flats. The units include 4x 1B/2P, 3x2B/3P and 1x 4B/7P all of which will be council homes for council rents.

At

Site To The North Of 55-77 Fenwick Road Fenwick Road London SE15 4HN

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

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

043-S3-P102 - PROPOSED SECOND FLOOR PLAN 24/08/2021 PROPOSED SECOND FLOOR PLAN (Rev: H)

043-S3-P103 - PROPOSED THIRD FLOOR PLAN PROPOSED THIRD FLOOR PLAN (Rev: D)
24/08/2021

043-S3-P101 - PROPOSED FIRST FLOOR PLAN PROPOSED FIRST FLOOR PLAN (Rev: H)
24/08/2021

043-S3-P104 - PROPOSED ROOF PLAN PROPOSED ROOF PLAN (Rev: D)
24/08/2021

043-S3-P105 - PROPOSED SITE/BLOCK PLANS PROPOSED
SITE/BLOCK PLANS (Rev: D)

24/08/2021

043-S3-P201 - PROPOSED EAST ELEVATION/SECTION
THROUGH UNDERCROFT PROPOSED EAST
ELEVATION/SECTION THROUGH UNDERCROFT (Rev: D)

24/08/2021

043-S3-P302 - PROPOSED SOUTH ELEVATION PROPOSED
SOUTH ELEVATION (Rev: F)

24/08/2021

043-S3-P300 - PROPOSED NORTH ELEVATION PROPOSED
NORTH ELEVATION (Rev: F)

24/08/2021

043-S3-P301 - PROPOSED EAST ELEVATION PROPOSED
EAST ELEVATION (Rev: E)

24/08/2021

043-S3-P202 - PROPOSED WEST ELEVATION/SECTION
THROUGH UNDERCROFT PROPOSED WEST
ELEVATION/SECTION THROUGH UNDERCROFT (Rev: D)

24/08/2021

043-S3-P303 - PROPOSED WEST ELEVATION PROPOSED
WEST ELEVATION (Rev: E)

24/08/2021

043-S3-P100 - PROPOSED GROUND FLOOR PLAN
PROPOSED GROUND FLOOR PLAN (Rev: H)

24/08/2021

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

Permission is subject to the following Time Limit:

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

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

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

2. 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:
 - the 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.

3. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Drainage Strategy prepared by structure Haus (report reference 04143L, revision B, dated August 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

4. Prior to works commencing, full details of all proposed planting of five trees 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. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 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.

Reasons: 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 The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening)

and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. 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 precommencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

6. a) Before any works commence on site, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing, in accordance with the Phase 2 Geo-environmental Investigation report (prepared by GO contaminated land solutions, Rev A, dated 17/08/2021). The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use

together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

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

Permission is subject to the following Grade Condition(s)

7. Details of bat tubes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 3 bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The bat tubes 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 bat tubes 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 roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

8. Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 4 Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within 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/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.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with 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. Before any above grade work hereby authorised begins, detailed drawing of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, 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 equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 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

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

11. The development authorised by this permission shall not be occupied until the local planning authority has received confirmation of any arrangement (if required) approved by the Highway Authority for reinstating any footway damaged during the demolition and construction phases of development.

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).

Permission is subject to the following Compliance Condition(s)

12. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on drawing ref: 043-S3- P107 Rev A 'Bin and Bike Store' 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).

13. Before the first occupation of the building/extension, the cycle storage facilities as shown on drawing ref: 043-S3-P107 REV A 'Bin and Bike Store' 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. (Walking and Cycling) of the Southwark Plan (2007).

14. 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).

15. Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (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).

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 LAeq 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 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).

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-managementandstreetscape-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

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)

Southwark Plan 2007 (saved policies)

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**

None.

APPENDIX 4**Consultation/publicity undertaken**

Site notice date: n/a.

Press notice date: n/a

Case officer site visit date: 21/10/2021

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:

Letters sent to the following

53 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

57 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

67 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

Flat B 6 Amott Road London 01/09/2021 29/09/2021 Post

62 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post

68A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

4 Amott Road London Southwark 01/09/2021 29/09/2021 Post

78 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
72 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
73 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Flat 1 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
66A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
60A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
8 Amott Road London Southwark 01/09/2021 29/09/2021 Post
Flat 6 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
80B Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
68 Anstey Road London Southwark 01/09/2021 29/09/2021 Post
74B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
68C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
66C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Flat 3 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
70 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
78 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
59 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
64 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
Ground Floor Flat 71 Waghorn Street London 01/09/2021 29/09/2021 Post
Francis Bacon Lodge Waghorn Street London 01/09/2021 29/09/2021 Post
Ground Floor Flat 69 Waghorn Street London 01/09/2021 29/09/2021 Post
First Floor Flat 71 Waghorn Street London 01/09/2021 29/09/2021 Post
Flat A 6 Amott Road London 01/09/2021 29/09/2021 Post
76B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
76A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

74A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
70B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
70A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
68B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
2 Amott Road London Southwark 01/09/2021 29/09/2021 Post
80A Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
84 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
82 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
76 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
74 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
72 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
80-82 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
64 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post
70 Anstey Road London Southwark 01/09/2021 29/09/2021 Post
60B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
58B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
58A Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
90 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
88 Nutbrook Street London Southwark 01/09/2021 29/09/2021 Post
Flat 5 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
Flat 4 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
Flat 2 Nutbrook Court 66 Waghorn Street 01/09/2021 29/09/2021 Post
51 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
77 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
75 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
71 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post

69 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
65 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
63 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
61 Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62C Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
62B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
66B Fenwick Road London Southwark 01/09/2021 29/09/2021 Post
73 Waghorn Street London Southwark 01/09/2021 29/09/2021 Post
47 Anstey Road London Southwark 21/09/2021 19/10/2021 Post
45 Anstey Road London Southwark 21/09/2021 19/10/2021 Post

APPENDIX 5**Consultation responses received****Internal services consulted**

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

Neighbour and local groups

69 Fenwick Road London – objector
74 Maxted Road London – objector
72 Ondine road London – objector
74b Fenwick Road London – objector
3 Nutbrook Court 66 Waghorn Street Peckham Rye – objector
75 Fenwick Road Peckham London – objector
26 Nutbrook Street London – objector
Swanage The Gardens East Dulwich, London – objector
Swanage, The Gardens London London – objector
38 Howden Street London – objector
38, Howden Street Peckham – objector
2 AMOTT ROAD LONDON – objector
78 Nutbrook Street Peckham Rye London – objector
33 WaghornSt London – objector
64 Nutbrook Street London – objector
40

41 Anstey Road London – objector

84 Nutbrook Street London – objector

47 Nutbrook Street London – objector

40 Adys Road London – objector

56 Waghorn Street Peckham – objector

60 Nutbrook Street Peckham – objector

3 Wingfield Mews, Wingfield Street, London, Southwark SE15 4LD – objector

84 Nutbrook Street London – objector

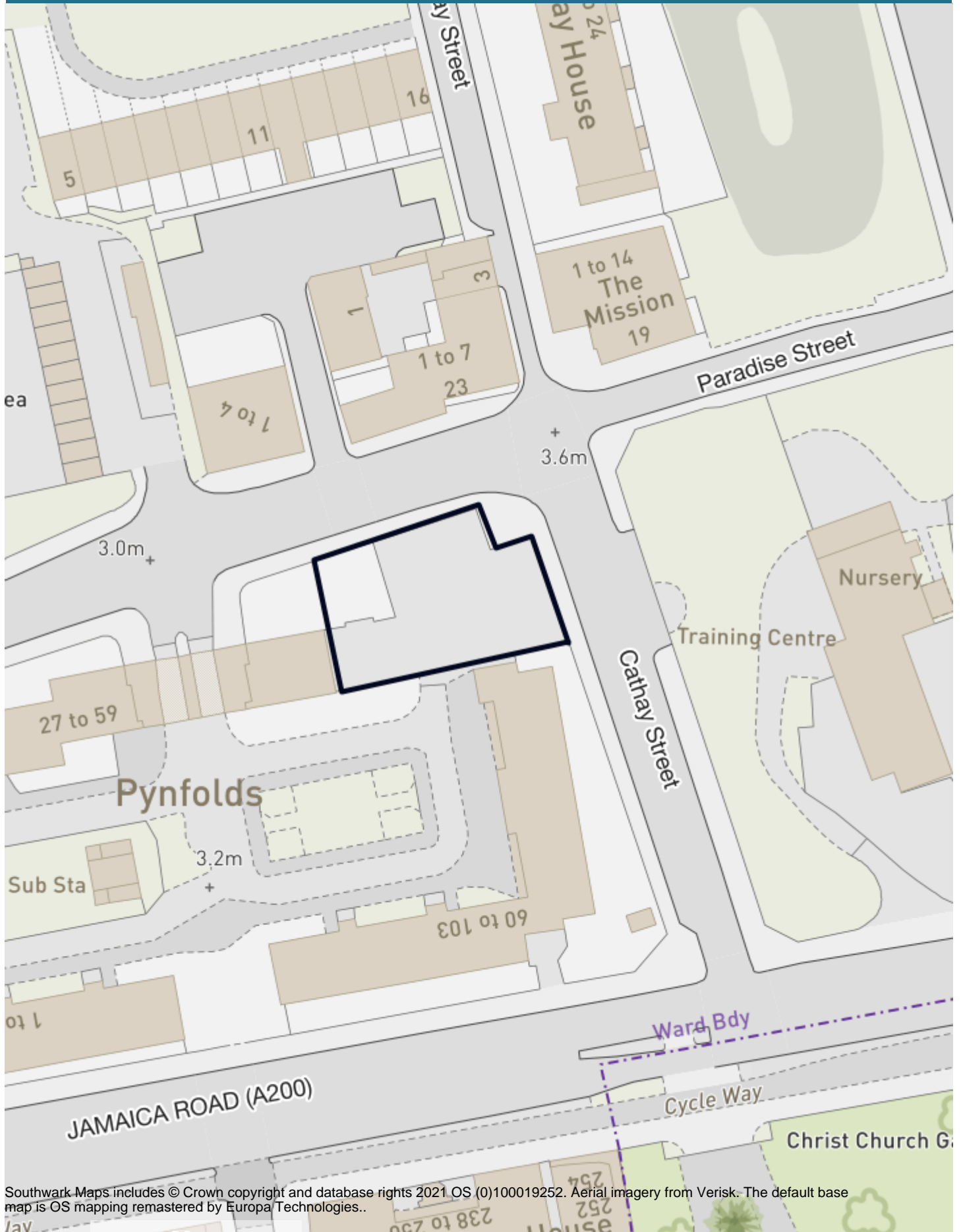
69 Fenwick Road London – objector

34 Nutbrook Street London – objector

64 Nutbrook Street London

63, Waghorn Street London – supporter

8B Nutbrook Street London – supporter



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Item No. 7.2	Classification: Open	Date: 16 November 2021	Meeting Name: Planning Sub Committee A
Report title:	Development Management planning application: Application for: Full Planning Application 21/AP/3118 Address: PYNFOLDS ESTATE, JAMAICA ROAD, LONDON Proposal: Construction of part 5 and part 6 storey building to provide 8 residential dwellings (4x 1 bedroom units and 4x 2 bedroom units) with associated cycle parking, landscaping and refuse storage		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning and Growth		
Application Start Date 31/08/2021		PPA Expiry Date 17/12/2021	
Earliest Decision Date 14/10/2021			

RECOMMENDATION

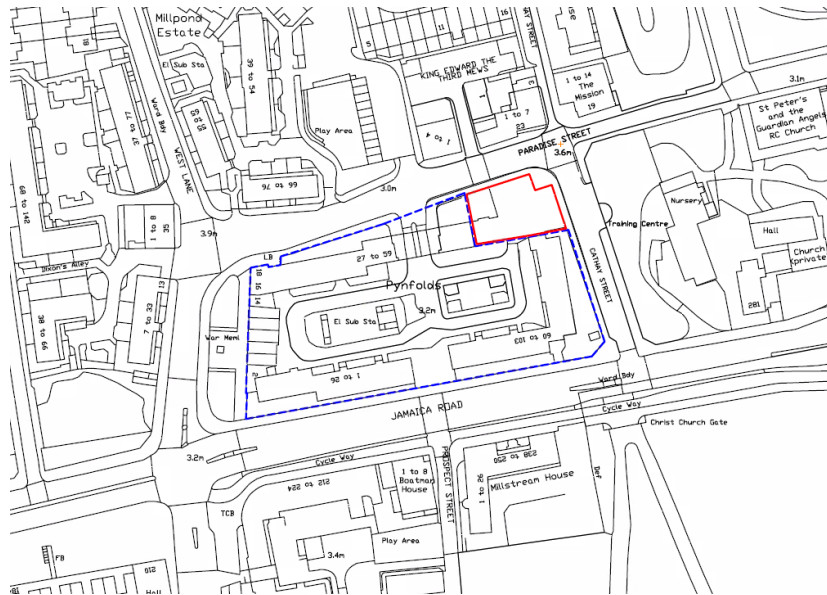
1. That planning permission is granted, subject to the conditions as set out in the report and the completion of a Unilateral Undertaking.
2. That in the event that a legal agreement is not signed by 16 May 2022 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 76 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is an area of brownfield land, currently used for car parking, to the north east corner of the Pynfolds Estate. The site is bound by Cathay Street to the east, Paradise Street to the north and the Pynfolds Estate to the south and west. There are 15 car parking spaces on the site which are associated with the estate, a small grassed area with trees and recycling facilities. The site is shown outlined in red below.

4.



Site location plan

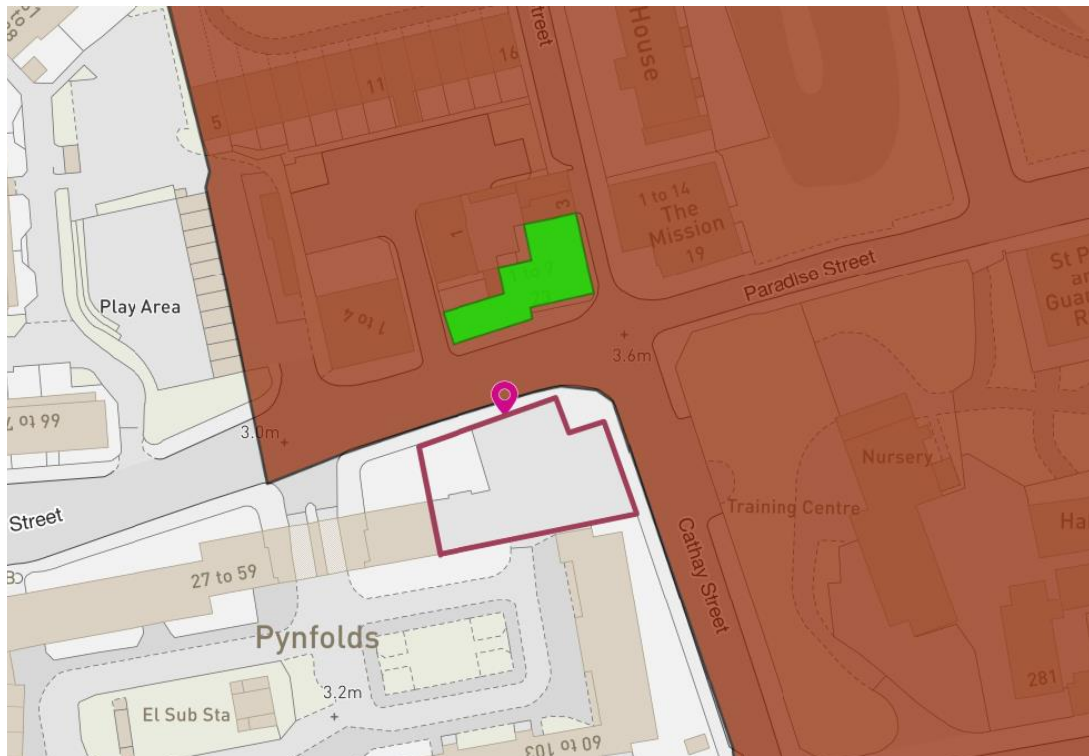
5.



Aerial site location

6. The Pynfolds Estate is a 1950s brick built estate comprising buildings ranging from 5 to 6 storeys and is bound by West Lane to the west, Paradise Street to the north, Cathay Street to the east and Jamaica Road to the south. The buildings on the estate contain 103 flats which are set around a central courtyard.
7. The site is subject to the following designations:
- Urban Density Zone
 - Flood Zones 2 and 3
 - Air Quality Management Area
 - Public Transport Accessibility Level (PTAL) 4
 - Bermondsey Controlled Parking Zone (CPZ)
 - Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ)
8. The plan below shows the heritage assets near the site with Sir William Gaitskell House at 23 Paradise Street, which is Grade II listed, opposite the site, across Paradise Street and about 13.5m away. The site is also directly bound by the Edward III's Rotherhithe Conservation Area (in red below) to the north and east. The scheduled monument of Edward II's Manor House is located over 60m to the north.

9.



Heritage assets

10. The surrounding area is predominantly residential in land use and there are retail and commercial uses along Jamaica Road and West Lane.

Details of proposal

11. The proposal is for the redevelopment of the site for the construction of a 6 storey building containing 8 new homes of 4 x 1 bedroom units and 4 x 2 bedroom units.
12. The new homes would all be provided at social rent and would form part of the council's New Homes Delivery Programme which seeks to deliver 11,000 new homes by 2043.
13. The development would include a plant room (at 6th storey), cycle storage and refuse storage at ground floor, with the flats at first to fourth floors. Wider landscaping improvements are also proposed, including new planting and seating, and improvements to the central courtyard.
14. The development would directly abut 60 to 103 Pynfolds Estate and follow the existing building line. The building would sit forward from the existing building lines of the 27 to 59 Pynfolds Estate on Paradise Street by 5m, and would set back a further 3.2m to the corner of Paradise Street and Cathay Street. There are no windows within the building fronting the site. At its narrowest the separation distance between the proposed development and existing properties at King Edward the III Mews and 23 Paradise Street, across Paradise Street, would be 18.5m.

Comments from members of the public and local groups

15. 22 comments have been received, of which 21 are in objection and 1 is in support. Summarised below are the material planning consideration raised by members of the public.
16. Principle of development:
 - Density
17. Design quality and site layout:
 - Height
 - Character / design
 - Appearance of roof plant
 - Impact on listed buildings and conservation area
18. Neighbour amenity impacts:
 - Daylight / sunlight
 - Overlooking
 - Outlook
19. Transport, parking, highways, deliveries and servicing matters:
 - Loss of car parking spaces
 - Impact on local amenities
20. Environmental impact during the construction phase:
 - Noise impacts
21. Trees and landscaping:
 - Lack of open space
 - Loss of trees
22. These matters are addressed in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

23. Any 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 Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

24. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Density
 - Quality of residential accommodation
 - Design, layout and heritage assets
 - Landscaping and trees

- Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Ecology and biodiversity
 - Water resources and flood risk
 - Planning obligations (Unilateral undertaking)
25. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

26. 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.
27. 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

28. 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.

ASSESSMENT

Principle of the proposed development in terms of land use

29. The proposal is for the construction of a residential development (Use Class C3) of 8 new council homes on the Pynfolds Estate. The site is currently used for car parking which is not protected within planning policy and the loss of car parking is therefore acceptable. The principle of the proposed residential land use has already been established on the estate.

Density

30. The site is 560 sq. m. (0.056 hectares) in total area and the proposed development would provide 25 habitable rooms. The proposed density of the development would

therefore be 446 habitable rooms per hectare, which falls within the 200 to 700 habitable rooms per hectare density range considered appropriate for the Urban Zone in the 2015 Technical Update to the Residential Design Standards SPD 2011.

Tenure mix and dwelling mix

31. The 8 homes proposed would all be for social rent which is wholly supported. The proposed dwelling mix is for 4 x 1 bedroom dwellings and 4 x 2 bedroom dwellings.

Unit size	No. of social rented units
1-bedroom	4 (50%)
2-bedroom	4 (50%)
All units	8

Quality of residential accommodation

32. The development would provide 8 residential dwellings. 1 x 2 bedroom flat is proposed at first floor, and as the building extends to the west at second and third floors 1 x 2 bedroom flat and 2 x 1 bedroom flats are proposed at each level. The proposed building would then set back at fourth floor to provide 1 x 2 bedroom flat.
33. The flats would all meet, or exceed, minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both overall Gross Internal Area (GIA) and individual room sizes. The 1 bedroom flats would have open plan kitchen and living rooms, and the 2 bedroom flats would have separate living rooms and kitchens.
34. All of the flats would be at least dual aspect, with all habitable rooms benefitting from vertical windows for outlook. BRE guidance recommends that the Average Daylight Factor (ADF) for a proposed development should meet a minimum of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. All of the proposed rooms within the development would meet these minimum standards, although two of the open plan kitchen and living rooms would achieve ADFs of just over 1.5%. This is because the rooms would sit behind deck access to the south, although they would still be dual aspect rooms. As there is no specific recommendation for this type of room, 1.5% is seen as an acceptable level for the rooms in line with the BRE recommendation for living rooms. The proposal would provide a good quality of accommodation in terms of daylight levels received.
35. Future occupiers of the proposed flats would all have access to 10 sq. m. private balconies off the principal living spaces, in accordance with the 2015 Technical Update to the Residential Design Standards SPD 2011. Due to the constraints of the site the proposed development would not provide communal amenity space. A financial contribution of £10,250 would be secured via legal agreement to offset the lack of communal amenity space, in accordance with the Section 106 Planning

Obligations and Community Infrastructure Levy (CIL) SPD 2015. The development would provide landscaped areas, with planting and street furniture, to the front of the building on both Paradise Street and Cathay Street, for use by future occupiers and the wider community. This would significantly improve the area which is currently hard landscaping, and would provide useable areas for residents.

36. A condition has been recommended to ensure that the proposed dwellings are designed to appropriate internal noise levels.

Design, layout and heritage assets

37. The proposal would infill the car park associated with the Pynfolds Estate forming an L shaped corner block that joins the existing estate buildings fronting both Paradise Street and Cathay Street. As the car park presents an obvious gap in the streetscape, the general scale and form of the proposed building would appropriately sit within this space and complete the north eastern corner of the courtyard.
38. The height of the building would generally be at the same height as the immediate surrounding buildings which range from 5 to 6 storeys. The 6th floor plant room set back from footprint allows the building to be read more as a 5 storey which is an appropriate scale as it would make an efficient use of the site whilst responding to the existing built form.

39.



Visual

40. The proposed building would step forward of the established buildings lines of the estate buildings which is appropriate given the corner position of the site. The

proposed building would still be sufficiently set back from the street, with landscaping and defensible space proposed to both Paradise Street and Cathay Street, and would not protrude enough to create any sense of enclosure or appear overbearing within the context.

41. The proposal has been designed to make an efficient use of the site by directly abutting 60 to 103 Pynfolds Estate and avoiding any awkward relationships with the existing built environment. Furthermore, the detailed design has been drawn from the existing estate buildings and reflects the local character. The double height arches proposed on Paradise Street would allow for necessary vehicular and emergency services access into the estate and are reflective of estate architecture. A condition has been recommended for details of materials to be submitted.
42. The building would be visible within the context of heritage assets as the site is directly opposite the Grade II listed building of Sir William Gaitskell House on Paradise Street, and in close proximity of the Edward III's Rotherhithe Conservation Area, which is immediately to the north and east. The building would be of the same scale as the existing estate buildings and would be set back from the street edge with generous landscaping allowing it to not appear overbearing and to be read as part of the estate. It would therefore not cause harm to the setting on the listed building or the conservation area. The building also would not impact on the nearby scheduled monument of Edward II's Manor House to the north due to intervening buildings blocking any views.

Landscaping and trees

43. New landscaping is proposed to the corner of Paradise Street and Cathay Street, including the planting of new trees and the introduction of seating. This would be a significant improvement on the current hardstanding and recycling storage area. The development would involve wider estate landscaping improvements with new fencing to the central courtyard and additional entrances to improve permeability through the estate. New planting is also proposed within the central courtyard around the existing trees. An existing bench to the centre of the courtyard would be repaired and the existing playground further to the west of the courtyard would be improved.

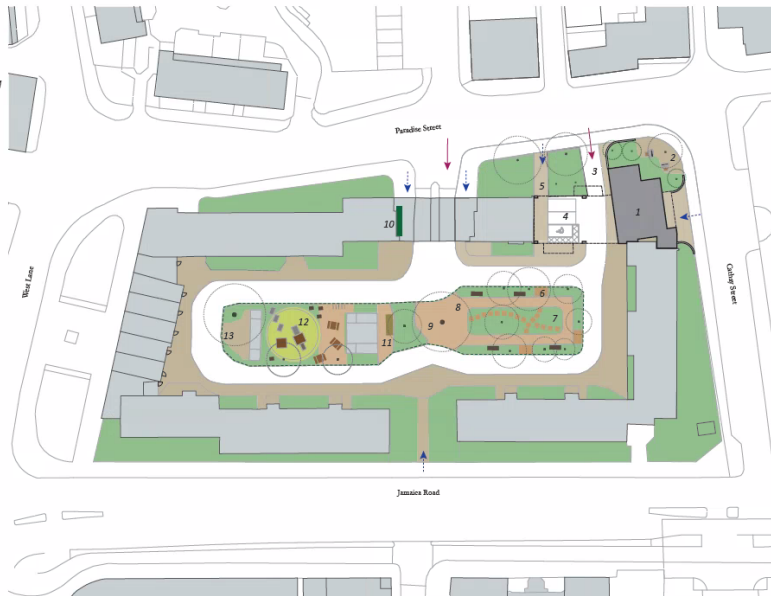
44.

3.13 Whole Estate Landscape

KEY

1. New homes - five storey block & elevated two storey block
2. Corner landscape improvements with planting, seating and new fruit trees around existing Magnolia tree
3. New vehicle access route adequate for fire safety vehicles
4. 3 parking spaces retained including one disabled parking bay
5. Safe new pedestrian access route separate from vehicles access
6. New fencing to courtyard landscape with increased permeability of edge creating more openings to the gardens
7. New planting around existing trees & informal routes through planting
8. Re-surfacing of paths & hard landscaping
9. Repair of existing bench around tree trunk
10. Relocated resident storage units to below existing arches
11. New enclosure for existing estate recycling bins
12. Playground improvements
13. Improvements to hard landscaping & new planting

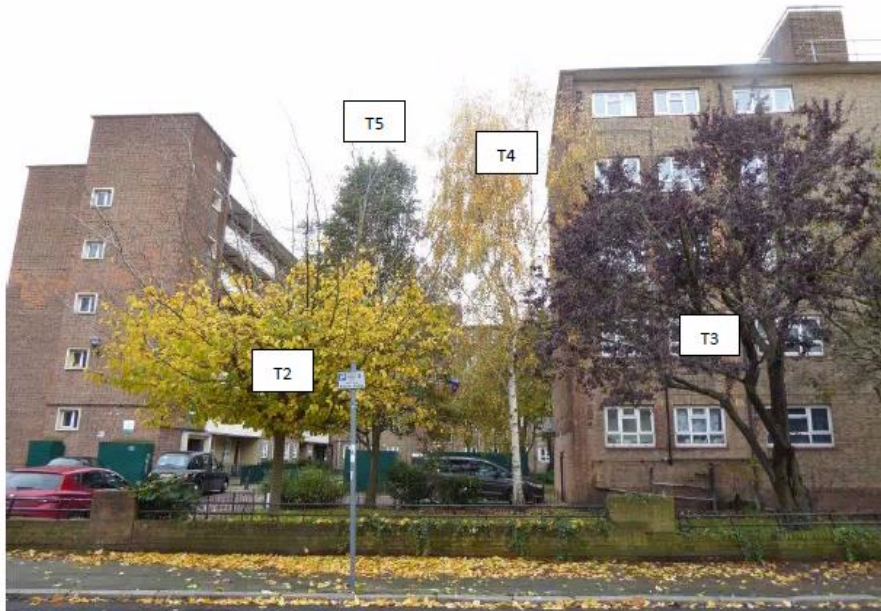
- EXISTING BUILDING
- PROPOSED NEW BUILDING
- PROPOSED NEW BUILDING ABOVE
- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- EXISTING LANDSCAPE IMPROVEMENT WORKS
- EXISTING TREE RETAINED
- PROPOSED NEW TREE



Wider estate landscaping

45. The proposal requires the removal of two existing Category C trees, as shown in the photograph below as T4 and T5. This loss would be mitigated through replacement on site planting of 5 new trees. T4 is a silver birch and T5 is a pear tree, both are early-mature trees with an estimated remaining contribution of 10 years. A condition has been recommended for details of the proposed tree planting totalling 163cm in stem girth to offset the loss to be submitted. A condition has been recommended for details of tree protection measures to be submitted to ensure that none of the retained trees are adversely affected.

46.

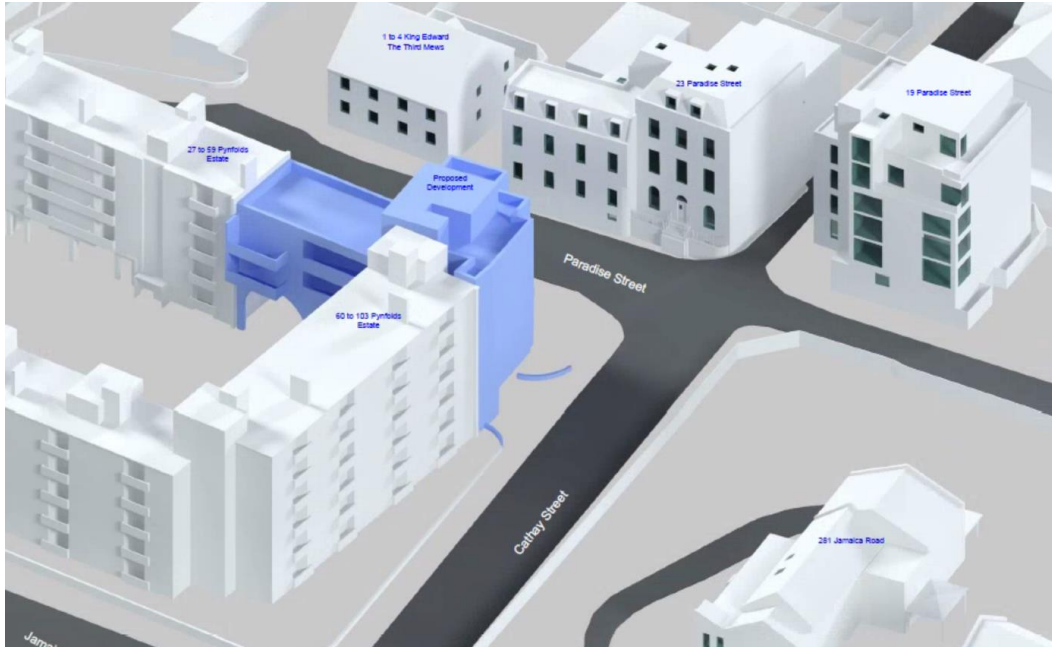


Trees

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

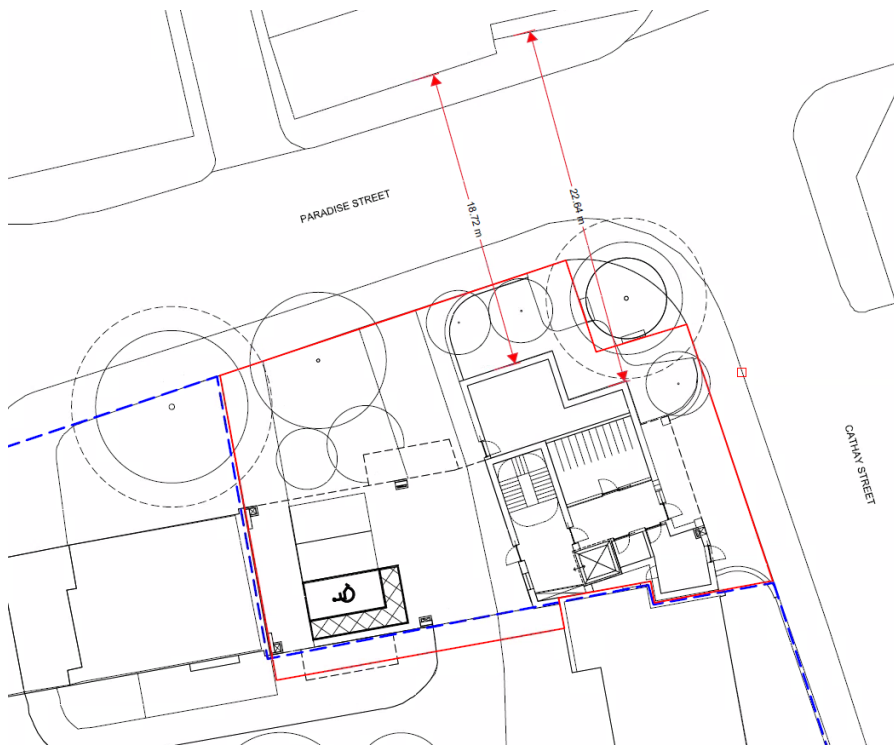
47. The nearest residential properties to the site are shown in the visual below. These include 1 to 4 King Edward the III Mews to the north, 23 Paradise Street and 19 Paradise Street to the north east, 60 to 103 Pynfolds Estate to the south, 1 to 26 Pynfolds Estate to the south west, and 27 to 59 Pynfolds Estate to the west.

48.



Modelled development

49.



Separation distances

Privacy, outlook and sense of enclosure

50. The building would follow the existing building lines of the adjacent 60 to 103 Pynfolds Estate on Cathay Street, although protruding approximately 1.5m to the rear. This relationship would not create any harmful privacy impacts or any sense of enclosure habitable rooms as the proposed building would generally align with the existing building. The proposal would require the blocking up of existing stairwell windows to the north of 60 to 103 Pynfolds Estate which overlook the site, as shown in the photograph below. These windows do not serve habitable rooms.

51.



60 to 103 Pynfolds Estate

52. The proposed building would sit forward from the existing building lines of the 27 to 59 Pynfolds Estate on Paradise Street by 5m, and would set back a further 3.2m to the corner of Paradise Street and Cathay Street. There are no windows within the building fronting the site, as shown in the photograph above; existing windows within 27 to 59 Pynfolds Estate are to the north and south. There would therefore not be any direct overlooking to occupiers within this building.
53. At its narrowest the separation distance between the proposed development and existing properties at King Edward the III Mews and 23 Paradise Street, across Paradise Street, would be 18.5m. This exceeds the suggested minimum separation distance set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 of 12m across a public highway to avoid any problems of overlooking and loss of privacy.
54. There are no existing buildings directly to the east of the site across Cathay Street; this area includes private green space associated with education facilities at 281 Jamaica Road to the south east.

Daylight, sunlight and overshadowing

55. A Daylight and Sunlight Assessment has been submitted which considers the impact of the proposed development on 1 to 4 King Edward the III Mews, 19 Paradise Street, 23 Paradise Street, 27 to 59 Pynfolds Estate, 60 to 103 Pynfolds Estate and 281 Jamaica Road.

56. The results show the Vertical Sky Component (VSC); the impact on VSC, in line with BRE guidance, is considered acceptable if the VSC value of a window is higher than 27%, or if it is no less than 0.8 times its former value (20%). The results also show the percentage loss of No Sky Line (NSL) within rooms whereby BRE guidance notes that a reduction of 0.8 times may be deemed to adversely affect the daylight distribution of a room.
57. All of the neighbouring windows assessed meet BRE guidance in terms of the VSC. This means that none of the windows would experience noticeable impacts on the levels of daylight received as a result of the proposed development.
58. The daylight distribution of neighbouring rooms has been assessed using NSL levels. The assessment demonstrates that all rooms, with the exception of one room, comply with BRE guidance in terms of NSL. The room that fails to comply is a bedroom at ground floor of 1 to 4 King Edward the III Mews. This room would experience a proportional reduction in NSL of 0.78. This is only marginally below BRE guidance of 0.8, whereby impacts on the daylight received would be noticeable. This slight impact on a habitable room, which is not a principal living room, would not be an unacceptable consequence of the proposed development. The window is labelled as 187 in the photograph below.

59.



1 to 4 King Edward III Mews

60. All neighbouring windows that face within 90 degrees of due south would comply with BRE guidance in terms of sunlight levels received.
61. All of the surrounding gardens and open spaces have been assessed in terms of overshadowing. One small grassed area to the north of 27 to 59 Pynfolds Estate would experience some overshadowing as a result of the proposed development. This area is shown in the photograph below and already receives very little sunlight due to its location, with just 17% of the 76.97 sq. m. area receiving at least two hours of sunlight on 21 March. With the proposed development in place none of the area would not receive at least two hours of sunlight on 21 March. This area predominantly acts as defensible space to the ground floors rooms within the building to the south.

It is bound by a low level wall. Given the limited amount of sunlight already received by the grassed area and the location to the front of the estate, the overshadowing impacts would not be unacceptable.

62.



Open space 27 to 59 Pynfolds Estate

Summary

63. The proposed development would not give rise to any direct overlooking or privacy impacts. Neighbouring windows would not experience any noticeable reductions in VSC levels as they all comply with BRE guidance. One neighbouring bedroom within 1 to 4 King Edward III Mews would experience a proportional reduction in NSL levels of 0.78, which is only marginally BRE guidance of 0.8. Again, the windows within this room would comply with BRE guidance in terms of VSC. One small grassed area to the front of 27 to 59 Pynfolds would experience overshadowing as a result of the proposed development, however this area predominantly acts as defensible space due to its low level wall and is not actively used like other areas within the estate. There would not be any unacceptable impacts on neighbouring occupiers as a result of the proposed development.

Transport and highways

64. The site benefits from a Public Transport Accessibility Level (PTAL) rating of 4 with easy access to bus services and Bermondsey Underground Station. The proposed development would result in the loss of 15 car parking spaces. Three spaces would be re-provided on site, including one wheelchair accessible space. This proposed parking area would be accessed from the proposed new vehicular access from Paradise Street into the estate.
65. A parking survey has been carried out on roads within 200m walking distance of the site in accordance with the Lambeth methodology, being Jamaica Road, Paradise Street, Cathay Street, Fulford Street, West Lane and Cherry Garden Street. The surveys taken on Friday 16 October 2020 at 00:30 and Friday 23 October 2020 at

00:30 identified 166 parking spaces within the area, with a maximum of 104 occupied. This represents a parking stress of 62%, with at least 62 vacant spaces. Any cars displaced from the car park as a result of the proposal can therefore make use of spaces within the local vicinity of the site. The loss of the car parking spaces, which are not protected within planning policy, is acceptable. The site is located within a Controlled Parking Zone (CPZ) and future occupiers would be restricted from obtaining permits.

66. Proposed plans show the provision of 14 cycle parking spaces for future occupiers within an internal cycle store at ground floor. These would be in the form of 7 Sheffield stands and would be weatherproof, secure and easily accessible for future occupiers. This provision complies with planning policy requirements. A further 2 visitor cycle parking racks are also proposed externally, close to the entrance of the building. A condition has been recommended for the cycle storage facilities to be provided in accordance with the submitted plans.
67. Refuse storage would be provided at ground floor which would be accessible from within the entrance lobby and externally for collection on Cathay Street. The storage provides space for recycling, general waste, food waste and bulky items. A condition has been recommended for the refuse facilities to be provided in accordance with the submitted plans.
68. The site currently contains refuse and recycling bins on the corner of Paradise Street and Cathay Street, as shown in the photograph below. This wider estate refuse and recycling storage would be re-provided within the central courtyard of the estate in a new purpose-built enclosure, whilst the area which currently hosts the recycling storage would benefit from soft landscaping.

69.



Existing recycling point

70. A condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure the impacts of construction works are mitigated with regard to the local highway network and neighbouring occupiers.

Ecology and biodiversity

71. The submitted Preliminary Ecological Appraisal (PEA) identifies that the site is predominantly hardstanding, with a small area of amenity grassland with non-native ornamental shrubs and trees. The site therefore has a relatively low ecological value. The appraisal also found no evidence of bats or breeding birds.
72. Conditions have been recommended for details of 8 integral swift bricks to be submitted, for details of the green roof to be submitted and for an ecological management plan to be submitted.

Ground conditions and contamination

73. The submitted Preliminary Investigation Report found a low to moderate risk of contamination on site. A condition has been recommended for an intrusive site investigation and associated risk assessment to be submitted and that in the event that contamination is found, a detailed remediation or mitigation strategy is submitted. The condition would also require a verification report to be submitted upon the completion of works.

Water resources and flood risk

74. The application site is located in Flood Zones 2 and 3 and is protected by the River Thames tidal defences for events up to the 0.1% Annual Exceedance Probability (AEP). The submitted Flood Risk Assessment concludes that the proposed development would be flood resistant and resilient, and would not increase flood risk elsewhere. A detailed drainage strategy has been provided demonstrating that surface water on the site would be appropriately managed.

Other matters

75.	London Plan D12 (A) fire safety requirement	Information submitted
	1) Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point	Appropriate locations identified for pump appliances and high-reach appliances to access the building
	2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures	Flats provided with a protected entrance hall and automatic fire detection systems Heat detectors installed central to kitchen and smoke detectors within living areas and protected halls Non-residential area provided with smoke detection and alarm
	3) Are constructed in an appropriate way to minimise the risk of fire spread	Primary structure non-combustible steel-reinforced concrete with all other materials

	meeting building regulations
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Means of escape identified from within flats (maximum travel distance of 9m from furthest point within the hallway to flat access door), common areas and ancillary areas
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	'Stay put' evacuation strategy whereby only the unit of fire origin will be signalled to evacuate in the first instance
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	Identifies primary access into the building from Cathay Street and direct access from secondary stair on Paradise Street Public highway provides suitable access route for firefighting vehicles

76. The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone (APZ) and close to the scheduled monument of Edward II's Manor House. Archaeological work undertaken to the south of the Manor House revealed remains of the use of the site associated with the pottery industries of Rotherhithe in the post medieval period. As such, conditions have been recommended for archaeological evaluation works to take place, for details of the foundation and basement design to be submitted, for details of mitigation works to be submitted and for an assessment report to be submitted within one year of completion. A financial contribution would be secured for the monitoring of archaeological works.

Planning obligations (Unilateral undertaking)

77.

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable housing provision	100% social rented	Agreed
Amenity space contribution	£10,250 financial contribution	Agreed
Transport and Highways		
Parking permit restriction	Removal of all parking permit rights except blue badge permits	Agreed
Archaeology Monitoring		
Archaeology	Financial contribution of £3,389 for archaeology monitoring	Agreed
Other		

Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed
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78. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
79. In the event that a satisfactory legal agreement has not been entered into by 16 May 2022 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a legal agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of development through projects or contributions in accordance with Policy DF1 (Delivery of the London Plan and Planning Obligations) of the London Plan 2021, Strategic Policy 14 (Delivery and implementation) of the Core Strategy 2011, Saved Policy 2.5 (Planning obligations) of the Southwark Plan 2007 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Consultation responses from internal and divisional consultees

80. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
81. Environmental Protection Team:
- Advise conditions for residential internal noise, Construction Environmental Management Plan (CEMP) and land contamination
82. Design and Conservation Team:
- Support the proposed design
 - Recommend conditions for materials
83. Ecologist:
- Site has limited ecological value
 - Advise conditions for swift nesting bricks, a green roof and ecological management plan
84. Transport Planning Policy:
- Parking survey shows displaced vehicles can be offset elsewhere within the vicinity of the site
 - Satisfied with cycle parking and refuse storage details
85. Urban Forester:
- Advise conditions for replacement planting and tree protection measures.

86. Archaeologist:
- Advise conditions for archaeology monitoring.

Community impact and equalities assessment

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

Human rights implications

91. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
92. This application has the legitimate aim of providing social rented housing. The rights potentially engaged by this application, including the right to a fair trial and the right

to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

93. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
94. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

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

CONCLUSION

95. The proposed development would make an efficient use of an existing estate car park which is not protected by planning policy to provide 8 social rented residential council homes. The proposed dwellings would be of a high quality, both internally and externally. The height, scale, massing and detailed design of the proposed building are appropriate within the context of the site and would not adversely impact on the amenity of neighbouring occupiers.
96. It is therefore recommended that the application is approved, subject to conditions and completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 308-B Application file:21/AP/3118 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 undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Growth and Planning	
Report Author	Abbie McGovern, Planning Officer	
Version	Final	
Dated	28 October 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		5 November 2021

APPENDIX 1**Recommendation (draft decision notice)**

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	Southwark Council	Reg. Number	21/AP/3118
Application Type Recommendation	Local Authority Development	Case Number	308-B

Draft of Decision Notice

for the following development:

Construction of part 5 and part 6 storey building to provide 8 residential dwellings (4x 1 bedroom units and 4x 2 bedroom units) with associated cycle parking, landscaping and refuse storage

Pynfolds Estate Jamaica Road London Southwark

In accordance with application received on 31 August 2021 and Applicant's Drawing Nos.:

Proposed Plans

SOFT LANDSCAPE PLAN DWG 0444 PF PL 012 REV 02 received 31/08/2021

LANDSCAPE PLAN DWG 0444 PF PL 012 REV 04 received 31/08/2021

Block plans received 31/08/2021

PROPOSED GROUND AND FIRST FLOOR PLANS DWG 0444 PF PL 013 REV 02 received

PROPOSED SECOND AND THIRD FLOOR PLAN DWG 0444 PF PL 014 REV 02 received

PROPOSED FOURTH AND ROOF PLAN DWG 0444 PF PL 015 REV 03 received

PROPOSED FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED TYPICAL FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED UPPER AND ROOF PLAN DWG 0444 PF PL 017 REV 01 received

PROPOSED CONTEXT ELEVATIONS DWG 0444 PF PL 020 REV 02 received

PROPOSED ELEVATIONS DWG 0444 PF PL 021 REV 04 received

PROPOSED SECTION DWG 0444 PF PL 022 REV 02 received

PROPOSED DETILED SECTION AND ELEVATIONS DWG 0444 PF PL 016 REV 023 REV 02 received

DWG 0444 PF PL 024 received

PROPOSED VIEWS DWG 0444 PF PL 025 REV 02 received

Other Documents

Daylight/Sunlight assessment received 31/08/2021

Design and access statement received 31/08/2021

Flood risk assessment received 31/08/2021

Noise impact assessment received 31/08/2021

Parking Layout received 31/08/2021

Planning statement received 31/08/2021

Transport assessment/statement received 31/08/2021

Arboricultural statement received 31/08/2021

Ecology assessment/Nature conservation received 31/08/2021

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

SOFT LANDSCAPE PLAN DWG 0444 PF PL 012 REV 02 received
31/08/2021

LANDSCAPE PLAN DWG 0444 PF PL 012 REV 04 received 31/08/2021

Block plans received 31/08/2021

PROPOSED GROUND AND FIRST FLOOR PLANS DWG 0444 PF PL 013
REV 02 received

PROPOSED SECOND AND THIRD FLOOR PLAN DWG 0444 PF PL 014
REV 02 received

PROPOSED FOURTH AND ROOF PLAN DWG 0444 PF PL 015 REV 03
received

PROPOSED FURNITURE PLANS DWG 0444 PF PL 016 REV 02 received

PROPOSED TYPICAL FURNITURE PLANS DWG 0444 PF PL 016 REV 02
received

PROPOSED UPPER AND ROOF PLAN DWG 0444 PF PL 017 REV 01
received

PROPOSED CONTEXT ELEVATIONS DWG 0444 PF PL 020 REV 02
received

PROPOSED ELEVATIONS DWG 0444 PF PL 021 REV 04 received

PROPOSED SECTION DWG 0444 PF PL 022 REV 02 received

PROPOSED DETILED SECTION AND ELEVATIONS DWG 0444 PF PL 016
REV 023 REV 02 received

DWG 0444 PF PL 024 received

PROPOSED VIEWS DWG 0444 PF PL 025 REV 02 received

Reason:

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

Time limit for implementing this permission and the approved

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

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

Reason:

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

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

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

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

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

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 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 Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

5. a) Prior to the commencement of development works, an intrusive site investigation (including completed ground gas monitoring results) and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

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

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, together with any future monitoring or maintenance requirements 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 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 off-site receptors 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.

6. Prior to commencement of works, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

7. Prior to commencement of works, the applicant shall secure the

implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

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

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Permission is subject to the following Grade Condition(s)

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 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. Prior to above grade works commencing, full details of all proposed tree planting (163cm) 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.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 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.

Reason:

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 the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 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 Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

11. Before any above grade work hereby authorised begins, details of swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 8 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.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 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 Core Strategy 2011.

12. 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 is 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 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.

13. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (roof, ecological features and estate landscaping), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with 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.

Permission is subject to the following Compliance Condition(s)

14. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
 Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T *
 Living 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 the National Planning Policy Framework 2021, 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.

15. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the Ground & First Floor Plans DWG 0444 PF L013 Rev 02 hereby approved and shall be made available for use by the occupiers of the dwellings.

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 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.

16. Before the first occupation of the building hereby permitted, the cycle storage arrangements shall be provided as detailed on drawing Ground & First Floor Plans DWG 0444 PF L013 Rev 02 hereby approved and shall be made available for use by the occupiers of the dwellings.

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the

private car in accordance with the National Planning Policy Framework 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.

17. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement for Planning Pynfolds Estate TX 145900 (Issue 01) Socotec dated 13/08/2021 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.

Permission is subject to the following Special Condition(s)

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

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

Planning policy

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- 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 D8 Public realm
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

Core Strategy 2011

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

- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 5 Providing new homes
- Strategic Policy 6 Homes for people on different incomes
- Strategic Policy 11 Open spaces and wildlife
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

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

- Policy 3.2 Protection of amenity
- Policy 3.7 Waste reduction
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.18 Setting Of Listed Buildings, Conservation Areas And World Heritage Sites
- Policy 4.1 Density
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling

SPDs

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)

- Sustainable Design and Construction SPD (2008)

New Southwark Plan

The New Southwark Plan is now at an advanced stage. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once the consultation has concluded and they have had the opportunity to consider representations.

It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.

Relevant planning history

Reference and Proposal	Status
19/EQ/0085 Pre-application advice for the construction of a part 5- part 6-storey building to provide eight social-rented residential units (4x 2-bedroom units and 4x 1-bedroom units) with associated cycle parking, landscaping refuse storage and site access.	Pre-Application Enquiry Closed 17/05/2021

APPENDIX 4

Consultation undertaken

Site notice date: n/a.

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 16/09/2021

Internal services consulted

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Waste Management

Urban Forester

Transport Policy

Community Infrastructure Levy Team

Neighbour and local groups consulted:

Plaza House 3 Cathay Street London	London
Flat 1 Mission Point 19 Paradise Street	15 Pynfolds Estate Jamaica Road
14 Pynfolds Estate Jamaica Road	London
London	94 Pynfolds Estate Jamaica Road
Flat 3 Mission Point 19 Paradise Street	London
31 Pynfolds Estate Jamaica Road	93 Pynfolds Estate Jamaica Road
London	London
95 Pynfolds Estate Jamaica Road	77 Pynfolds Estate Jamaica Road
London	London
86 Pynfolds Estate Jamaica Road	76 Pynfolds Estate Jamaica Road
London	London
78 Pynfolds Estate Jamaica Road	58 Pynfolds Estate Jamaica Road
London	London
100 Pynfolds Estate Jamaica Road	Flat 5 William Gaitskell House 23
London	Paradise Street
Flat 9 Mission Point 19 Paradise Street	92 Pynfolds Estate Jamaica Road
Flat 7 Mission Point 19 Paradise Street	London
39 Pynfolds Estate Jamaica Road	41 Pynfolds Estate Jamaica Road
London	London
22 Pynfolds Estate Jamaica Road	8 Pynfolds Estate Jamaica Road London
London	4 Pynfolds Estate Jamaica Road London
17 Pynfolds Estate Jamaica Road	10 Pynfolds Estate Jamaica Road

London
 73 Pynfolds Estate Jamaica Road
 London
 103 Pynfolds Estate Jamaica Road
 London
 6 Pynfolds Estate Jamaica Road London
 Flat 1 William Gaitskell House 23
 Paradise Street
 Flat 4 Mission Point 19 Paradise Street
 Flat 2 Mission Point 19 Paradise Street
 16 West Lane London Southwark
 49 Pynfolds Estate Jamaica Road
 London
 38 Pynfolds Estate Jamaica Road
 London
 27 Pynfolds Estate Jamaica Road
 London
 74 Pynfolds Estate Jamaica Road
 London
 65 Pynfolds Estate Jamaica Road
 London
 54 Pynfolds Estate Jamaica Road
 London
 101 Pynfolds Estate Jamaica Road
 London
 Flat 14 Mission Point 19 Paradise Street
 Flat 6 Mission Point 19 Paradise Street
 96 Pynfolds Estate Jamaica Road
 London
 5 Pynfolds Estate Jamaica Road London
 13 Pynfolds Estate Jamaica Road
 London
 61 Pynfolds Estate Jamaica Road
 London
 59 Pynfolds Estate Jamaica Road
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 56 Pynfolds Estate Jamaica Road
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 46 Pynfolds Estate Jamaica Road
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 43 Pynfolds Estate Jamaica Road
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 40 Pynfolds Estate Jamaica Road
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 33 Pynfolds Estate Jamaica Road
 London
 91 Pynfolds Estate Jamaica Road

London
 82 Pynfolds Estate Jamaica Road
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 57 Pynfolds Estate Jamaica Road
 London
 Flat 2 William Gaitskell House 23
 Paradise Street
 45 Pynfolds Estate Jamaica Road
 London
 102 Pynfolds Estate Jamaica Road
 London
 67 Pynfolds Estate Jamaica Road
 London
 29 Pynfolds Estate Jamaica Road
 London
 26 Pynfolds Estate Jamaica Road
 London
 75 Pynfolds Estate Jamaica Road
 London
 70 Pynfolds Estate Jamaica Road
 London
 18 West Lane London Southwark
 Courtyard House 1 Cathay Street
 London
 2 King Edward The Third Mews London
 Southwark
 1 King Edward The Third Mews London
 Southwark
 50 Pynfolds Estate Jamaica Road
 London
 42 Pynfolds Estate Jamaica Road
 London
 30 Pynfolds Estate Jamaica Road
 London
 1 Pynfolds Estate Jamaica Road London
 55 Pynfolds Estate Jamaica Road
 London
 Flat 4 William Gaitskell House 23
 Paradise Street
 89 Pynfolds Estate Jamaica Road
 London
 44 Pynfolds Estate Jamaica Road
 London
 84 Pynfolds Estate Jamaica Road
 London
 53 Pynfolds Estate Jamaica Road
 London

9 Pynfolds Estate Jamaica Road London
 Flat 3 William Gaitskell House 23
 Paradise Street
 Flat 10 Mission Point 19 Paradise Street
 25 Pynfolds Estate Jamaica Road
 London
 20 Pynfolds Estate Jamaica Road
 London
 99 Pynfolds Estate Jamaica Road
 London
 97 Pynfolds Estate Jamaica Road
 London
 69 Pynfolds Estate Jamaica Road
 London
 Flat 7 William Gaitskell House 23
 Paradise Street
 Flat 13 Mission Point 19 Paradise Street
 Flat 8 Mission Point 19 Paradise Street
 35 Pynfolds Estate Jamaica Road
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 18 Pynfolds Estate Jamaica Road
 London
 87 Pynfolds Estate Jamaica Road
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 68 Pynfolds Estate Jamaica Road
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 47 Pynfolds Estate Jamaica Road
 London
 21 Pynfolds Estate Jamaica Road
 London
 3 King Edward The Third Mews London
 Southwark
 81 Pynfolds Estate Jamaica Road
 London
 28 Pynfolds Estate Jamaica Road
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 90 Pynfolds Estate Jamaica Road
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 88 Pynfolds Estate Jamaica Road
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 85 Pynfolds Estate Jamaica Road
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 66 Pynfolds Estate Jamaica Road
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 63 Pynfolds Estate Jamaica Road
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 52 Pynfolds Estate Jamaica Road

London
 Flat 5 Mission Point 19 Paradise Street
 3 Pynfolds Estate Jamaica Road London
 64 Pynfolds Estate Jamaica Road
 London
 37 Pynfolds Estate Jamaica Road
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 34 Pynfolds Estate Jamaica Road
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 98 Pynfolds Estate Jamaica Road
 London
 Flat 6 William Gaitskell House 23
 Paradise Street
 Flat 12 Mission Point 19 Paradise Street
 7 Pynfolds Estate Jamaica Road London
 32 Pynfolds Estate Jamaica Road
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 83 Pynfolds Estate Jamaica Road
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 72 Pynfolds Estate Jamaica Road
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 Flat 11 Mission Point 19 Paradise Street
 79 Pynfolds Estate Jamaica Road
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 62 Pynfolds Estate Jamaica Road
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 23 Pynfolds Estate Jamaica Road
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 19 Pynfolds Estate Jamaica Road
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 16 Pynfolds Estate Jamaica Road
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 4 King Edward The Third Mews London
 Southwark
 48 Pynfolds Estate Jamaica Road
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 36 Pynfolds Estate Jamaica Road
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 24 Pynfolds Estate Jamaica Road
 London
 2 Pynfolds Estate Jamaica Road London
 12 Pynfolds Estate Jamaica Road
 London
 11 Pynfolds Estate Jamaica Road
 London
 80 Pynfolds Estate Jamaica Road
 London

40

71 Pynfolds Estate Jamaica Road
London
60 Pynfolds Estate Jamaica Road
London

51 Pynfolds Estate Jamaica Road
London

Consultation responses received

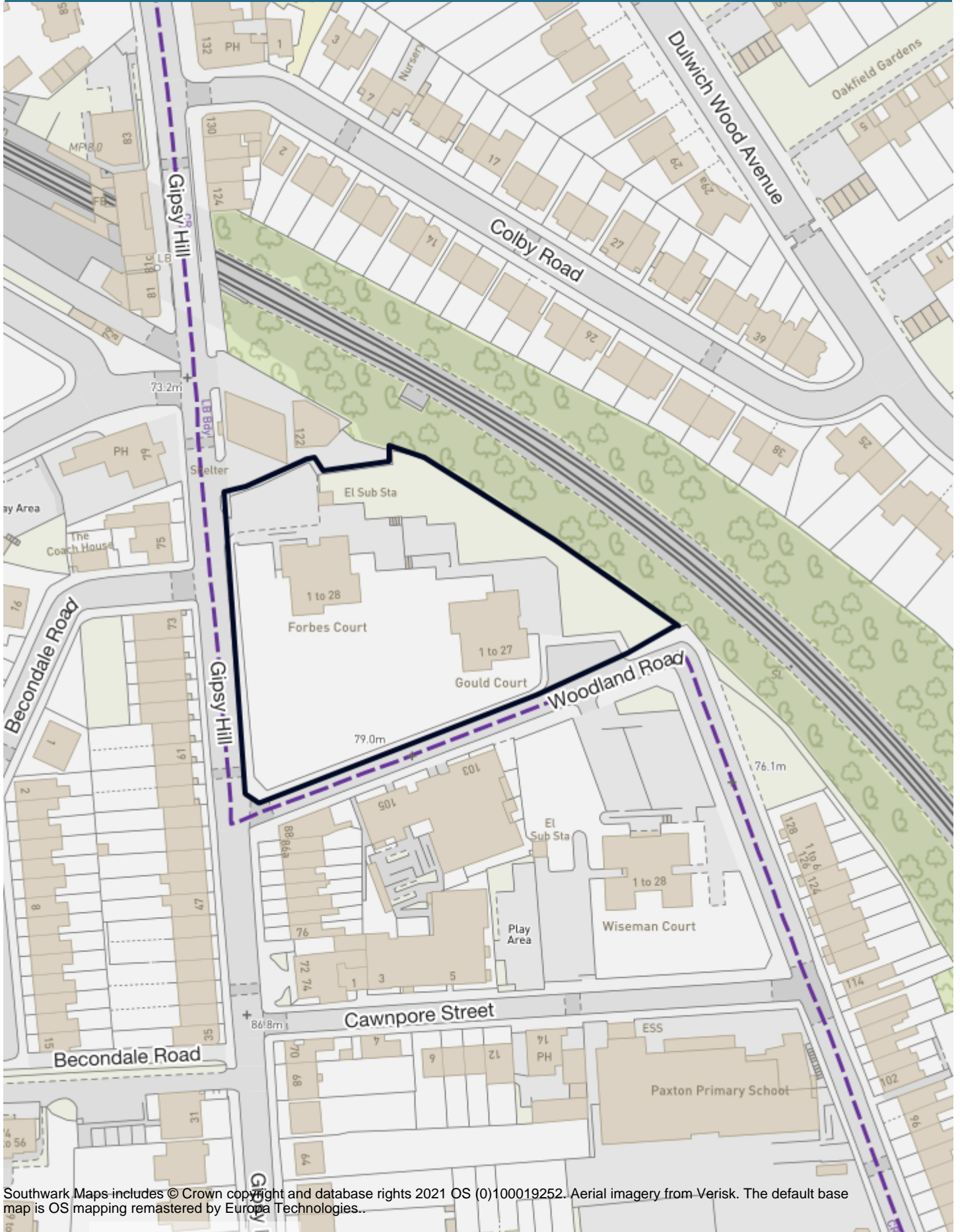
Internal services

Archaeology
 Ecology
 Environmental Protection
 Highways Development and Management
 Urban Forester
 Transport Policy
 Community Infrastructure Levy Team

Neighbour and local groups consulted:

3 King Edward III Mews London SE16 4QH
 Flat 12 Mission Point 19 Paradise Street London
 Flat 5, Mission Point 19 Paradise Street London
 23 Paradise Street Flat 5 London
 27 Fairmount Road London SW2 2BJ
 Flat 7, William Gaitskell House 23 Paradise Street London
 Flat 6 William Gaitskell house 23 Paradise Street London
 Atollo 1 pilgrimage street London
 32 Courthouse 70 Horseferry Road London
 56 Lavender gardens London
 27 Fairmount Road London SW2 2BJ
 Flat one, KING EDWARD THE THIRD MEWS LONDON SE16 4QH
 Flat 1 William Gaitskell House 23 Paradise Street London
 Flat 100, 130 Webber Street Southwark London
 Flat 7, William Gaitskell House 23 Paradise Street London
 King Edward the Third Mews, 4 4 London
 4 King Edward the Third Mews London SE164QH
 Courtyard House 1 Cathay Street London
 1 Smith Square London SW1P 3HS
 Flat 1 Mission Point London SE164QD
 19 Paradise Street London SE16 4QD
 67 Pynfolds Jamaica Road London

21/AP/2967- Woodland Road Green At The Apex Of Gipsy Hill And Woodland Road, Gipsy Hill.



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Scale = 1:200 000000000

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Item No. 7.3	Classification: Open	Date: 16 November 2021	Meeting Name: Planning Sub Committee A
Report title:	Development Management planning application: Application for: Full Planning Application 21/AP/2967 Address: Woodland Road Green At The Apex Of Gipsy Hill And Woodland Road, Gipsy Hill, London Southwark SE19 1PJ Proposal: Erection of a part 5, part 6 storey building comprised of 21 flats (4x1B, 11x 2B, 5x 3B and 1x 4B) with associated hard and soft landscaping and play equipment.		
Ward(s) or groups affected:	Dulwich Wood		
From:	Director of Planning and Growth		
Application Start Date 27/08/2021		PPA Expiry Date 26/11/2021	
Earliest Decision Date 15/10/2021			

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 28/02/2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 123.

EXECUTIVE SUMMARY

3. The proposal is for the erection of a part 5, part 6 storey building comprised of 21 new council homes (4x1B, 11x 2B, 5x 3B and 1x 4B) with associated hard and soft landscaping and play equipment.
4. The proposal is located on housing amenity land within the existing estate which consists of two point blocks of flats which are seven stories in height. The principle of the development in land use terms is accepted as the proposed use would remain residential. New landscaping and planting would result in an increase in the urban greening factor and result in a net increase in canopy cover from the development. It would also achieve biodiversity net gain.
5. The development would result in some minor impacts on the amenity of surrounding residents by way of daylight and sunlight, however there would not be any significant impacts in terms of noise, overlooking or outlook. 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. 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 would provide significant public benefit through the delivery of affordable council homes and the wider estate improvements. 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 a grassed housing amenity area on the corner of Woodland Road and Gipsy Hill. The wider application site extends into the existing housing estate which included Forbes Court and Gould Court.
9. The site sits on the boundary with the London Borough of Lambeth which is to the West and South of the site. The site is within the suburban zone, and a critical drainage area. The Gipsy Hill Railway Cutting Borough Open Land is also located to the north-east of the site.
10. The site contains a number of large mature trees on the corner of Woodland Road and Gipsy Hill with other large trees to the north and east of the site.
11. The surrounding area is predominantly residential in nature however there are a some commercial uses with shops, a public house and petrol station to the north of the site and
12. Existing site plan:



13. Existing photo looking south from Gipsy Hill



Details of proposal

14. The proposal is for the erection of a part 5, part 6 storey building comprised of 21 flats (4x1B, 11x 2B, 5x 3B and 1x 4B) with associated hard and soft landscaping and playspace within the estate. The proposal
15. The proposed building would be located at the corner of Woodland Road and Gipsy Hill and would be set back from both street edges to create a new pavilion style building. At ground floor the development would provide the residential core including refuse, cycle storage, a plant room as well as three dwellings. On the first to fourth floor, four homes would be provided on each floor with two further homes being provided on the fifth floor.

16. The proposal would also include a significant level of new landscaping within the wider estate to provide new planting, new children's playspace and the provision of new seating areas for the residents.
17. Image – Proposed ground floor layout



Comments from members of the public and local groups

18. After the initial publicity of the planning application, a total of 22 responses were received from members of the public, 21 of which were in objection to the proposed development and one response in support. The issues raised in objection: The objections included:
- Development taking place on grassed housing amenity land
 - Design including height mass and scale and detailed design being inappropriate
 - Impacts on existing residents' amenity, including daylight and sunlight and privacy
 - Density
 - Loss of trees
 - Impact on parking stress
 - Impact on the Gipsy Hill Conservation Area

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

19. Any 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 Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

20. 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
 - 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
 -
21. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

22. 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.
23. 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

24. 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 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

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 land is not designated as open space in Development Plan. Such areas are Metropolitan Open Land, Borough Open Land and Other Open Space.
26. In order to meet the Council's housing and affordable housing targets the council has to make the most efficient use of land and optimise the use of land on all developments in Southwark.
27. The land subject to this application is not protected as open space but rather housing amenity land. This land is not subject to the constraints for development on designated open space The proposal is acceptable in land use terms.

Density

28. The application site area is approximately 0.641 hectares and the proposed development would provide 66 habitable rooms which would equate to a proposed density of 103 habitable rooms per hectare which would be below the suburban density range of 200-350 habitable rooms per hectare. There are however two existing blocks consisting of 55 homes within the site, with these blocks included with an average of three habitable rooms per home, the density would equate to approximately 360 habitable rooms per hectare which would slightly exceed the expected density range. The proposal would however be of a similar scale to the adjacent blocks and would still be set within extensive landscaping. As such, the density of the proposed development is considered acceptable.

Housing mix, density and residential quality

29. The proposal would provide the following dwelling mix:
- 1 bed units: 4 (19%) 4 x 1b2p,
 - 2 bed units: 11 (52.4%) 1 x 2b3p and 10 x 2b4p
 - 3 bed units: 5 (23.8%) 5 x 3b5p
 - 4 bed units: 1 (4.8%) 1 x 4b6p
30. In summary, in excess of 81% of units would be two or more bedrooms

which would accord with strategic policy 7 'Family Homes' of the Core Strategy. The number of 3+ bedrooms would be 6 units which would equate to 28.6% of the dwellings being family sized 3 or more bedrooms units which would exceed the required 20% in accordance with strategic policy 7.

31. The development would not provide any wheelchair housing, however this is due to the site level changes and the inability to provide wheelchair parking on site. Given the level changes, it is not considered possible to provide a level access into the site and given the relatively low PTAL of 3 across the site, wheelchair parking bays would also be required in order to make any potential wheelchair accessible units truly accessible.
32. Given this, it is considered appropriate to provide a financial contribution in order to facilitate the adaptation of existing council homes for wheelchair users. The proposal would provide 67 habitable rooms in total which would thus require provision of 7 habitable rooms to be wheelchair accessible. As outlined within the S106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, a payment of £10,000 per habitable room would be required, as such a financial off-set payment of £70,000 will be secured through the unilateral undertaking.
33. In terms of the quality of accommodation of the proposed homes, at ground floor, the proposal would provide a 4B/6P home, a 2B/3P home and a 2B/4P home. All three of these units would meet or exceed the required internal floorspace standards and would be dual aspect. All three dwellings would also provide outdoor amenity space exceeding 10sqm.
34. On the first to fourth floors, four homes would be provided per floor which would include one 3B/5P, two 2B/4P and 1B/2P homes which would all be dual aspect, would meet or exceed the internal overall unit and room sizes as well as providing 10sqm of amenity space per unit.
35. On the fifth and top floor, two homes are proposed, one 3B/5P home and one 2B/4P which would again be dual aspect, would meet or exceed the internal overall unit and room sizes as well as providing 10sqm of amenity space per unit.
36. In terms of the Average Daylight Factor (ADF) for each of the proposed properties, of the 82 habitable rooms tested, 67 (approximately 82%) achieve or surpass their ADF targets. Of the 15 rooms that fall short of the targets, 10 are kitchens and 5 living/dining spaces. The kitchen spaces which fall below the standards are all separate kitchens which are not habitable rooms as the dining facilities are within the living spaces of these units. The windows are all moderate shortfalls with these windows located within the lower floors in the northern elevation of the building where it would typically be expected to receive lower levels of daylight due to this orientation. The remaining rooms within the homes would all exceed the required ADF levels and overall each of these units would still benefit from good levels of daylighting.
37. Overall the quality of accommodation of the proposed development would be of a very high standard and would provide a high quality for the future

occupiers of the site.

Affordable housing and development viability

38. 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.
39. 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.

Amenity space

40. In terms of the outdoor amenity space, the proposal would provide comprehensive landscaping for the housing amenity land surrounding the proposed block which would include the provision of a linear park fronting onto Gipsy Hill, new planting throughout the estate, new seating and pergola. These works would help provide more varied and useable spaces for residents to enjoy and play.

Children's play space

41. The proposal includes a new area for children's play space which would provide 244sqm and would be situated to the east of the proposed block and west of the Gould Court. This would exceed the minimum requirement of 172sqm (10sqm of play space per child) as calculated by the GLA's Child playspace calculator.
42. The playspace would provide a variety of new play equipment within the estate where there is currently no play equipment within the vicinity. It would provide a new facility that would cater for the future occupiers as well as the surrounding existing residents which is considered to be a substantial benefit of the scheme.



Proposed site including playspace.

Design

Site layout

43. The proposed building would sit close to the junction between Gipsy Hill and Woodland Road with pedestrian access from Woodland Road into the building, cycle and refuse storage areas. Access to the plant room would be from the west elevation of the building facing Gipsy Hill.
44. Ground floor plan showing site layout



Height scale and massing

45. Image: View from Woodland Road



46. View from Gipsy Hill



47. The pavilion block is composed as a pinwheel design with radiating wings and a stepped profile ranging in height from 5 to 6 storeys. The block is located at the south-west corner of the site roughly equidistant from the other two blocks on the site. This is done not only to optimise separation distances between the residential buildings, but also to offer a sense of enclosure to the shared communal garden located at the heart of the site. This arrangement in effect is not only practical but also helps to give an enhanced sense of purpose to the landscape of the site.
48. The massing is logical and carefully composed to take into account the steep slope that extends across the site. The block is designed with a central core with floor plates divided equally across the core with alternating floors accessed from every half-landing. In this way the block appears to step down the slope naturally and means the lowest flats benefit from a direct access onto the garden. The stepped design when coupled with the pinwheel plan form, gives the block a highly articulated roofline and an interesting and engaging massing without appearing overly dominant or discordant.
49. The proposal is well considered, logically arranged and reflects that character of the area and the estate. It would provide high quality architecture and landscape not just to the new residents but also to existing residents on the estate as well as the wider neighbourhood.

Architectural design and materials

50. Proposed typical bay section of the proposal:



51. The architectural design is deliberately composed and mannered. The stepped profile and pinwheel design accommodated just four flats on every floor and two flats form every landing ensuring that all the flats benefit from a dual and triple aspect. The flats comply with all the council's adopted standards and offer private amenity as well as communal gardens and child play space.

52. The block would be clad in a light-coloured brick to match the existing pavilions and include deep set balconies at the prominent corners to give the pavilion a highly articulated and elegant silhouette. The design uses a simple cornice and a banded string-course in reconstituted stone material at the heads and cills of windows and balconies to break down the proportions of the block and express its stepped design.

53. The quality of architectural design and landscape will depend to a great degree on the quality of architectural and landscape detailing and the choice of cladding materials. Conditions are recommended for sample materials and detailed sectional drawings in order to ensure that the quality of the proposed development is maintained during construction.

Heritage considerations

54. The site is not in a conservation area. However the property is located at the borough boundary and directly across the way on Gipsy Hill, is the Gipsy Hill Conservation Area. The Gipsy Hill conservation area is characterised by piecemeal 19th-century suburban development which rises up Gipsy Hill. It includes Gipsy Hill Station, the landmark tower of Christ Church and the former police station. The conservation area was first designated in the 1974 and extended revised in 1982 and most recently in 1999.

55. Immediately opposite the site the conservation area boasts a well-preserved 3.5 storey frontage of stucco and brick facades in the neo-classical style which are designed with a stepped profile to accommodate the steep slope. Due to its scale and siting this proposal is likely to affect the setting of this important conservation area.
56. The pavilion block is designed to replicate the scale and profile of the existing pavilions constructed in the 1970s and now an established feature of the area. The block is located carefully well back from the pavement edge – some 7.5m from the kerb line and behind three mature trees worthy of preserving.
57. By being on the opposite side of the street from the conservation area, the development will ensure that the fulsome appreciation of the historic frontage is not affected. Only in so far as it is likely to be visible together with the historic frontage in the northerly or southerly views along Gipsy Hill, will there be possible incursion into the setting of the conservation area.
58. View along Woodland Road showing the Gipsy Hill conservation area



59. As such, and in accordance with para 199 of the NPPF (21) Officers have assessed the potential harm arising as a result of the development and considered it to be on the lesser order of Less than Substantial Harm. The NPPF goes on to guide decision-making bodies that, any harm to heritage assets should be avoided and requires clear and demonstrable justification. In the case of Less than Substantial Harm it instructs decision-making bodies in para 202 to consider in the balance against that harm any public benefits arising due to the development.

60. In this case it is considered that the substantial public benefits to be considered in the balance include: the linear park installed along the entire Gipsy Hill frontage of the property; the enhanced communal facilities for the estate in the wider site including new play space and landscaped gardens; as well as the 100% provision of social housing.
61. Given the established pattern of development, the modest scale of the incursion into the longer views of the conservation area, and the substantial set-back of the new pavilion block, the proposal will cause limited harm to its setting. The proposal includes clear and convincing justification for that harm and, when considered in the balance, the any harm identified is outweighed by the quality of design, and the substantial public benefits include: the linear park; the enhanced communal facilities; and the affordable housing proposed.

Landscaping, trees and urban greening

62. The details provided outline that only one tree would require removal in order to facilitate the footprint of the proposed building. This tree is a category C Hawthorn tree (T14) and as such is not considered to be of a significant quality that requires retention and as there will be significant new planting proposed throughout the site which would lead to a significant increase in canopy cover. The applicant has provided acceptable details for the method by which the remaining trees are to be protected and retained throughout the duration of works. Subject to a detailed method statement and schedule of site supervision it is not considered that there would be any significant impacts on trees within the site. This will be conditioned.
63. There would be significant landscaping improvements throughout the estate which would include a new linear garden running parallel to Gipsy Hill. A large new children's play area and residents garden would also be provided between the proposed block and Gould Court as well as providing a new orchard and wild garden to the north and northeast of the site. A new covered pergola and terrace planting area would also be provided to the north of Gould Court and east of Forbes Court which would be provided as communal amenity space for the existing estate and future occupiers of the site. This would provide significant landscape improvements for the existing residents within the estate as well as local residents within the wider area.
64. 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 0.44, which would exceed the required level of 0.4 as required by the London Plan.
65. Image: Landscape layouts



Ecology and biodiversity

66. The applicants have provided an ecology report which looks at the potential impacts of the development on biodiversity. The Council's ecologist outlines that the report considers the potential impacts on ecology effectively and outlines that the proposal would deliver ecology net gain through the landscaping and new habitats created which would include new roost and nesting features, a wildflower meadow, new tree planting and the provision of a green roof. However, the ecologist does outline that not lighting should be provided within the trees and as such a lighting condition is proposed to ensure that all lighting would be low level so it would not impact bat activity within the site.
67. The ecologist also recommends conditions in relation to the green roof details, landscaping details and the provision of swift bricks. Conditions are attached for each of these elements in order to ensure that the proposal would significantly increase biodiversity on the site.

Designing out crime

68. 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

69. 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.
70. 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 'stay-put' 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 Woodland Road and Gypsy Hill into the building and to the upper floors by the protected stair core. 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. The London Plan requirements and the proposed measures are outlined within the table below.

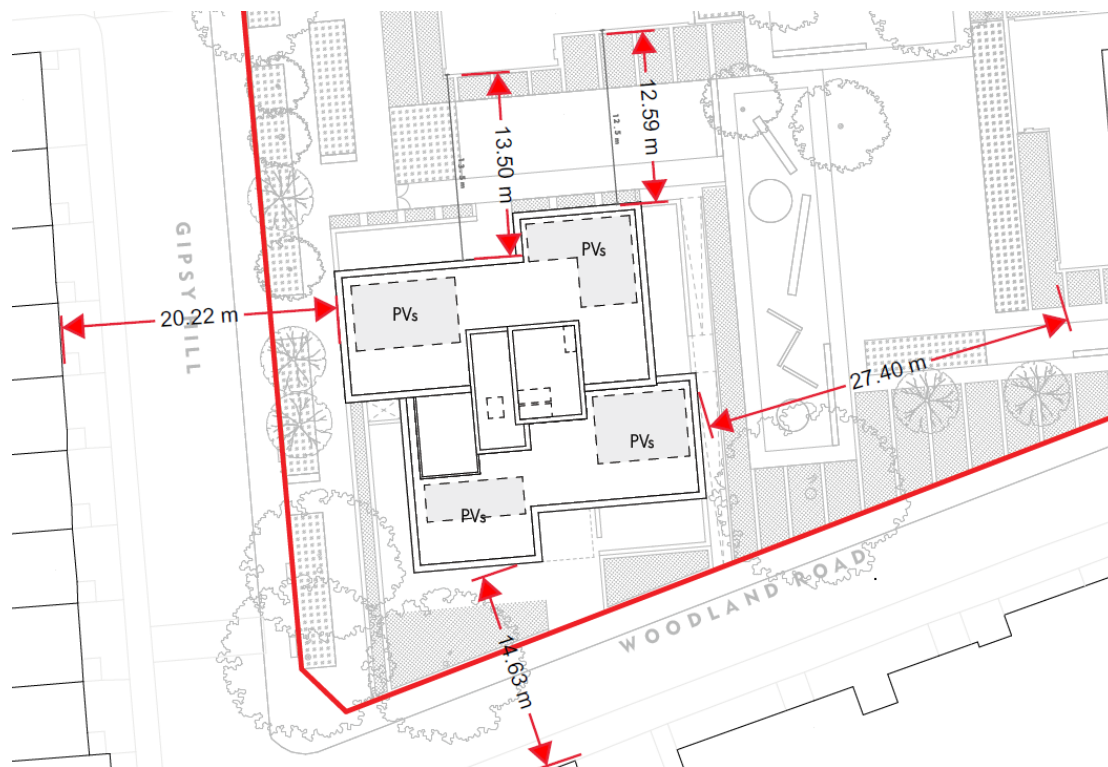
71. London Plan D12 (A) requirement	Information provided in the submission to address the requirements of D12 (A)
1) Identify suitably positioned unobstructed outside space for fire appliances to be positioned on and appropriate for use as an	Access for firefighters is proposed from the entrance off of Woodland Road and from Gipsy hill. An area to the north of the site off of Gipsy Hill

evacuation assembly point.	is identified as the evacuation muster point. The space is only be required where the fire crew decide to abandon the stay put policy.
2) Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.	Various active and passive fire safety measures are proposed including a fire detection and alarm system, suitable means of escape, fire resistance and compartmentation, and fire suppression.
3) Be appropriately constructed to minimise the risk of fire spread.	The construction method is to be confirmed during the detailed design of development. The building will be constructed in compliance with the relevant Building Regulations related to fire safety.
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	A stay put evacuation strategy is proposed. Fire detection and alarm systems are to be installed and suitable escape routes have be identified for the scale of development.
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	The new development is proposed to be managed by Southwark Council. The management requirements will be clearly detailed by the management company for the building.
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	Direct access for firefighting has been identified off Woodland Road and Gipsy Hill. The nearest existing fire hydrants are located within proximity to the site on the corner of Woodland Road and Gipsy Hill. A fire service information box will be provided at the building entrance.

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

Outlook and privacy

72. Map showing distances to the surrounding properties.



73. In terms of privacy and outlook, to the south of the site lies 103-105 Woodland Road and the flank elevation of 88 Gipsy Hill, these properties would be 14-17m in distance across Woodland Road which would exceed the required 12m across a road as outlined within the Residential Design Standards in order to ensure that there would not be significant overlooking or outlook concerns
74. To the west of the site, lie the terraced properties along Gipsy Hill with are situated approximately 20m from the habitable windows within the proposed development which would again accord with the requirements of the Residential Design Standards SPD.
75. To the east of the site, lies Gould Court, however this lies approximately 27m from the proposed habitable windows within this site, as such this would exceed the required 21m distances between habitable windows as required by the Residential Design Standards, as such it is not considered that there would be significant privacy or outlook issues here.
76. To the north of the site lies Forbes Court, which at its closest point would be situated approximately 12.5m from the site. At this point the windows within the proposed building serve secondary windows for living spaces within two bedroom units from ground to fifth floor. As these rooms all have a primary outlook to the east of the site, these windows are principally provided for secondary daylight, and given the distances between habitable windows at this point to the north, it is considered prudent to ensure a condition requiring obscure glazing within these secondary windows within the north elevation.
77. The proposed building then steps away further where there would be an oblique angle between the proposed bedroom windows within the proposed four and three bedroom where the distance would be approximately 15m. However the windows would not be directly facing one another at this point and would be at an oblique angle with the northern wing of the proposed

building partially blocking views towards Forbes Court. As such it is not considered that there would be any significant impacts in terms of overlooking from the bedroom windows.

78. In terms of impacts on outlook of the properties within Forbes Court, there would still be a sufficient distance between the properties coupled with the very open aspects to the southeast and southwest of the site would ensure that these properties still benefit from very good outlook.

Daylight

79. 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.

80. Gould Court

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
67	67	100%	0	0	0

81. 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. As such no concerns are raised in relation to daylight impacts on these properties.

Forbes Court

82.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
56	36	64%	4	8	8
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
49	49	100%	0	0	0

83. As noted above, the majority of windows within Forbes Court would meet the required VSC levels, however 20 windows would fail to achieve the desired VSC levels. The VSC levels still achieved at the windows within these properties would range from 13.1% to 24.4% with only 6 windows falling below 18% VSC.
84. It is noted that there would be some impacts on the daylight received within these properties, which currently benefit from unhindered southerly aspect. However, the vast majority of these windows would still receive good levels of daylight in excess of 18% VSC which is considered to be a good access to daylight within urban locations such as this.
85. Furthermore, the applicants have obtained lease plans showing the layouts of some of the flats within the building which shows four units over each floor within the block. The daylight distribution test outlines that all of the windows within Forbes Court affected in terms of VSC as noted above, would all meet the required NSL tests with retained ratios in excess of 80% of their former value. As such it is not considered that there would be a significant impact on the daylight of these properties.

103-105 Woodland Road

86. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
80	57	71%	18	4	1
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
80	75	93.8%	0	4	1

87. As outlined within the above table, the majority of windows do pass the required VSC levels, however there were 23 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 bar 5 would pass the daylight distribution test of which two relate to hallways and are as such not considered habitable rooms. All of the windows within each of these rooms would retain VSC levels in excess of 20% which demonstrates that each of the rooms would achieve an overall good level of daylight within these properties and as such it is not considered that the proposal would have an unacceptable impact on these properties.

53-71 Gipsy Hill

88. Vertical Sky Component (VSC) – habitable windows only

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
92	81	88.04%	8	2	1

No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
4	4	0%	1	1	2

89. When looking at habitable rooms only, the majority of windows do pass the required VSC levels, however there were 11 windows that would fail to meet these requirements. The majority of the windows which fail the VSC test are minor shortfalls with these windows still retaining good access to daylight as they would still achieve in excess of 17% VSC, with most of the windows exceeding 20%. The windows within these properties would therefore still achieve good levels of daylight.
90. The room layouts of some of the properties were obtained for 67 & 69 Gipsy Hill and of the 4 rooms tested here, all 4 would fail the NSL tests. However, as noted, the individual windows within these properties would still retain good levels of daylight and it is therefore not considered that there would be an unacceptable impact on daylight on these properties.
91. Sunlight

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.

92. All of the windows within 1 to 27 Gould Court, 1 to 28 Forbes Court, 103 to 105 Woodland Road and 53 to 73 (odds) & 88 Gipsy Hill that face within 90 degrees of due south have been tested for direct sunlight, with all windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development would therefore not result in a significant impact on sunlight within the surrounding properties.

Overshadowing of amenity spaces

93. 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.
94. All gardens and open spaces surrounding the site would meet the BRE recommendations and would achieve a minimum of 2 hours of direct sunlight

on this date over 50% of its area.

Conclusion on daylight and sunlight

95. 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

96. 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 robust glazing is required in order to ensure that the council's internal noise levels are met. A condition is thus recommended to ensure that the residential spaces will meet the required internal noise levels

Transport and highways

Site layout

97. The site is located on the corner of Gipsy Hill and Woodland Road and refuse storage and cycle storage areas would be provided with access onto Woodland Road. No parking is proposed, however servicing would take place from Woodland Road.

Trip generation

98. This proposed development is in an area with moderate public transport accessibility level and within short walking distances of Gipsy Hill train station and the bus routes on the A214 Central Hill/Westow Hill. The proposed vehicle movements emanating from this development proposal would generate approximately 4 two-way vehicle movements in the morning or evening peak hours, similar to the estimated figure by the applicant's consultants.
99. Furthermore, the applicant has proposed some travel plan initiatives comprising the provision of sustainable transport information and cycle training to the initial occupiers of this development. 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 present vehicular traffic on the adjoining roads.

Servicing and deliveries

100. 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 from Woodland Road 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

101. Refuse storage is located at ground floor close to Woodland Road and would be within the recommended distances for collection. Furthermore, the capacity of the refuse storage area would provide sufficient capacity for the future occupiers as outlined within the Councils waste management guidance note. This is considered acceptable.

Car parking

102. Even though there is limited parking control at this location, the overnight car parking surveys carried out by the applicant's consultants on Wednesday 30 October and Monday 04 November 2019 included all roads within a 200m walking distance from the site (in accordance with Lambeth methodology). The surveys have indicated that on average, 87(25%) of the 351 calculated bays observed were unoccupied. In any event, the prospective residents of this development will be restricted from obtaining car parking permits under any future CPZ in this locality.

Cycle parking and cycling facilities

103. The applicant has proposed 38 two-tier Josta cycle parking spaces plus 2 Sheffield cycle racks holding 4 cycle parking spaces (42 spaces in total) which would meet the requirements as outlined within the London Plan 2021. A compliance condition is recommended to ensure that these spaces are secured.

Environmental matters

Construction management

104. 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

105. Thames Water were consulted on the planning application however a response has not been received. Given the small scale of the proposal and the moderate uplift in new homes, it is not considered that the proposal would impact the capacity of the water network in this area.

Sustainable urban drainage

106. 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 finalised SUDS details. These conditions have been included within the recommendation.

Land contamination

107. A contamination report has been provided and reviewed by the Council's Environmental Protection Team 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

108. 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.
109. 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.

Light pollution

110. The proposal initially outlined lighting within the trees, however this would not be considered acceptable due to the potential to impact on bat activity within the area. As such a lighting strategy is recommended through condition ensure that all potential lighting on site shall be designed in a way as to ensure that it would not impact on biodiversity within and around the site.

Energy and sustainability

Whole life cycle and carbon capture

111. 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

112. The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 83% 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 £11,899 which will be secured through the unilateral undertaking. The details of the carbon savings are set out below.

Be Lean (use less energy)

113. It is expected that all developments are to exceed Building Regulation requirements (Part L 2013 Baseline figures for carbon emissions) through 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.
114. 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 16% through these efficiency savings which would meet the requirements for residential developments.

Be Clean (supply energy efficiently)

115. The site does not fall within the proximity of an existing or proposed heat network and as such a connection to one is not feasible. 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)

116. 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 and the provision of PV panels on the roof in order to fully maximise the carbon savings on site, this would result in an on-site saving of 67% on site savings through renewable energy technologies.

Be Seen (Monitor and review)

117. 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. A home user guide will be provided to each dwelling to inform residents of the most

efficient way in which to operate their home and to encourage more sustainable ways of living. 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.

Overheating

118. The development has been designed in line with the cooling hierarchy outlined in Policy SI4 Managing heat risk in the New London Plan. This includes designing the building to ensure that it minimises internal heat gains through efficient design. The proposal also includes a high-performance thermal fabric and triple-glazed solar glazing in order to minimise heat entering the building whilst also ensuring that there are options for both passive and mechanical ventilation where required. Overall the proposed design of the building will ensure that overheating within the site would be minimised.

Planning obligations (S.106 agreement)

119. 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:

- 120.
- 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

121. 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.

122.	Planning Obligation	Mitigation	Applicant Position
	Affordable Housing	Provide all 21 units as affordable council homes (4x1B, 11x 2B, 5x 3B and 1x 4B)	Agreed.
	Carbon Off-set	Carbon off-set payment of £11,899	Agreed.
	Car Club	Provide 3 year membership for future occupiers.	Agreed
	Highways works	The developer must	Agreed.

undertake the following works:

1. Repave the footway including new kerbing fronting the development on Woodland Road using materials in accordance to Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs). The footway on Gipsy Hill has been renewed during the last year so no works are required on that side.
2. Remove existing concrete bollards on Woodland Road.
3. Renew dropped kerbs at vehicle entrance on Gipsy Hill to provide flush surface (no upstand) and replace any damaged tactiles or block paving.
4. Construct new dropped kerbs (flush) and tactile paving at entrance to estate parking bay on Woodland Road.
5. Provide access arrangements such as a dropped kerb construction to accommodate refuse collection from the new block entrance on Woodland Road.
6. Rectify any damaged footways, kerbs, inspection covers and street

Future Parking Permits restriction	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) in the event a CPZ is introduced within the area.	Agreed.
Wheelchair housing contribution	7 habitable rooms = £70,000	Agreed

123. In the event that an agreement has not been completed by 28/02/2022, *the committee is asked to authorise the director of planning to refuse permission*, if appropriate, for the following reason:
124. In the absence of a signed S106 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 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)

125. 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. In this instance, based on information provided by the applicant, an estimated Mayoral CIL payment of £60 and a Southwark CIL payment of £218 *per square metre* would be due. This figure is an estimate only, and would be calculated in more detail when CIL Additional Information and Assumption of Liability forms are submitted prior to implementation. However, it is also noted that the proposal would likely benefit from social housing relief in accordance with the CIL regulations.

Other matters

126. None identified.

Community involvement and engagement

127. 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.
128. 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 three residents meeting and an online public meeting which two residents attended.
129. The engagement summary also outlines that a ballot was undertaken with the existing residents in order to determine the proposed form of development on site.
130. The information provided does outline that local residents did raise concerns about the loss of the landscaped area as well as the potential impact on parking within the area.
131. 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 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. Thames Water

None received

Officer response:

Given the small scale of the proposal it is not considered that the proposal would impact on the water network.

Consultation responses from internal consultees

134. 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.

135. Highways:

No objections have been raised, however they did note that highway works would be required. These works are 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.

136. Transport:

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

137. 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.

138. Urban Forrester:

Raised no objections subject to further details of tree protection and a method statement as well as further landscaping and planting details. Further information was requested in the form of site sections which were subsequently provided and demonstrated that there would not be an impact on the trees retained.

Officer response :

These conditions are included within the recommendation.

139. Design and conservation team:

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

140. 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

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

142. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
143. 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.
144. 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

145. 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.
146. 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

147. 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.

148. 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.

149. **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

150. The proposal is located on housing amenity land within the existing estate which consists of two point blocks of flats which are seven stories in height. The principle of the development in land use terms is accepted as the proposed use would remain in residential use. New landscaping and planting would result in an increase in the urban greening factor and result in a net increase in canopy cover from the development. It would also achieve biodiversity net gain.

151. The development would result in some minor impacts on the amenity of surrounding residents by way of daylight and sunlight, however there would not be any significant impacts in terms of noise, overlooking or outlook. The dwelling mix and quality of accommodation proposed is of a very high quality, providing much needed new council homes.

152. The scheme would provide a distinctive new piece of architecture which would be an appropriate scale within the context of the surrounding area. Furthermore it would not significantly impact on the transport network or air quality of surrounding residents.

153. Overall, the development would be of a very high quality and it would provide significant public benefit through the delivery of affordable council homes and the wider estate improvements. It is recommended that planning permission is granted subject to the completion of a unilateral undertaking legal agreement.

154. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a Unilateral Undertaking.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site History 2575-A Application File 21/AP2967 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 undertaken
Appendix 5	Consultation responses received.

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Alexander Cameron, Team Leader Officer	
Version	Final	
Dated	3 November 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		5 November 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	Camilla Jean-Baptiste Southwark Council	Reg. Number	21/AP/2967
Application Type	Local Authority Development		
Recommendation	GRANT subject to Legal Agreement	Case Number	2575-A

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Erection of a part 5, part 6 storey building comprised of 21 flats (4x1B, 11x 2B, 5x 3B and 1x 4B) with associated hard and soft landscaping and playspace within the estate.

Woodland Road Green At The Apex Of Gipsy Hill And Woodland Road Gipsy Hill
London Southwark

In accordance with application received on 19 August 2021 and Applicant's Drawings

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

Reference no. /Plan or document name/Rev.

- SWR-WTA-00-XX-DR-A-0005 Proposed Block Plan Rev P01.3
- SWR-WTA-00-00-DR-A-1000 - Proposed Ground Floor Plan Rev P01.3
- SWR-WTA-00-01-DR-A-1001 - Proposed First Floor Plan Rev P01.3
- SWR-WTA-00-02-DR-A-1002 - Proposed Second Floor Plan Rev P01.3
- SWR-WTA-00-03-DR-A-1003 - Proposed Third Floor Plan Rev P01.3
- SWR-WTA-00-04-DR-A-1004 - Proposed Fourth Floor Plan Rev P01.3
- SWR-WTA-00-05-DR-A-1005 - Proposed Fifth Floor Plan Rev P01.3
- SWR-WTA-00-06-DR-A-1006 - Proposed Roof Plan Rev P01.3
- SWR-WTA-00-ZZ-DR-A-1021 Proposed North Elevation Rev P01.3
- SWR-WTA-00-ZZ-DR-A-1022 Proposed South Elevation Rev P01.3

SWR-WTA-00-ZZ-DR-A-1023 Proposed East Elevation Rev P01.3
 SWR-WTA-00-ZZ-DR-A-1024 Proposed West Elevation Rev P01.3
 SWR-WTA-00-ZZ-DR-A-1031 Proposed Section AA Rev P01.3
 SWR-WTA-00-ZZ-DR-A-1032 Proposed Section BB Rev P01.
 SWR-WTA-00-ZZ-DR-A-1033 Proposed Section CC Rev P01.3
 SWR-WTA-XX-ZZ-DR-A-1051 – Proposed Bay Details 01 Rev P01.3
 SWR-WTA-XX-ZZ-DR-A-1052 - Proposed Bay Details 02 Rev P01.3
 2015-020 – Proposed Landscape Plan
 2015-023 - Landscape Setting Out Plan 1 of 3
 2015-024 - Landscape Setting Out Plan 2 of 3
 2015-025 - Landscape Setting Out Plan 3 of 3
 2015-0004 – Typical Paving Details

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

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 2021.

4. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that

tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. No development shall take place, including any works of demolition, until a Construction 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.

6. 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).

7. Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and 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).

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. 1:5/10 section detail-drawings through:
- o the facades;
 - o parapets;
 - o roof edges;

- o base junctions
- o plant rooms;
- o common areas; and
- o heads, cills and jambs of all openings,

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 12 and part 16 of the NPPF (2021); Strategic Policy SP12 - Design and conservation - of the Core Strategy (2010); and saved policies: 3.12 Quality in Design; and 3.13 Urban Design, of The Southwark Plan (2007).

11. 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).

12. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme and details of children's 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).

13. 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 fewer 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).

Permission is subject to the following Compliance

14. Before the first occupation of the building/extension, the cycle storage facilities as shown on the drawing ref: SWR-WTA-00-00-DR-A-1000 - Proposed ground floor plan, 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).

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

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.

16. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawing ref:SWR-WTA-00-00-DR-A-1000 - Proposed Ground Floor, 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).

17. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Safety Strategy Report ref: 12816BB prepared by BB7 dated 27/08/2021 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.

18. Arboricultural Site Supervision

Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (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).

19. The secondary windows to the living rooms on the north elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at ^IN; from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) 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 Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

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.

Relevant planning history

21/EQ/0069 - Pre application advice sought for the construction of 21 flats (4 x 1B, 10 x 2B, 6 x 3B and 1 x 4B) with associated hard and soft landscaping

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 loss of trees. The additional information requested has been provided in detail as part of this planning application.

Consultation undertaken

Site notice date: 17/09/2021

Press notice date: 02/09/2021

Case officer site visit date: 17/09/2021

Neighbour consultation letters sent: 27/08/2021

Internal services consulted

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O

Thames Water

Neighbour and local groups consulted:

Flat 23 Forbes Court Gipsy Hill

19B Colby Road London Southwark

Flat 8 Gould Court Woodland Road

Flat 14 Gould Court Woodland Road

Flat B 2 Colby Road London

Second Floor Flat 128 Gipsy Hill London

Flat A 2 Colby Road London

14C Colby Road London Southwark

Flat 18 Forbes Court Gipsy Hill

Flat 10 Gould Court Woodland Road

Flat 13 Gould Court Woodland Road	24 Colby Road London Southwark
128 Gipsy Hill London Southwark	Flat 6 Gould Court Woodland Road
126 Gipsy Hill London Southwark	10B Colby Road London Southwark
12B Colby Road London Southwark	Top Floor 23 Colby Road London
19A Colby Road London Southwark	110A-122 Gipsy Hill London Southwark
6A Colby Road London Southwark	4C Colby Road London Southwark
10A Colby Road London Southwark	22 Colby Road London Southwark
32 Colby Road London Southwark	Flat 27 Gould Court Woodland Road
First Floor Flat 126 Gipsy Hill London	Flat 25 Gould Court Woodland Road
Flat 25 Forbes Court Gipsy Hill	Flat 17 Gould Court Woodland Road
21B Colby Road London Southwark	Flat 16 Forbes Court Gipsy Hill
Flat 2 29 Colby Road London	Flat 21 Gould Court Woodland Road
Flat 21 Forbes Court Gipsy Hill	Flat 18 Gould Court Woodland Road
Flat 14 Forbes Court Gipsy Hill	Flat 1 Gould Court Woodland Road
Flat 22 Forbes Court Gipsy Hill	14 Colby Road London Southwark
Flat 2 Forbes Court Gipsy Hill	Flat 9 Gould Court Woodland Road
Basement Flat 25 Colby Road London	Flat 1 29 Colby Road London
Flat 3 Forbes Court Gipsy Hill	Second Floor Flat 126 Gipsy Hill London
Flat 28 Forbes Court Gipsy Hill	Flat C 2 Colby Road London
14B Colby Road London Southwark	26 Colby Road London Southwark
Flat 15 Forbes Court Gipsy Hill	Flat 7 Gould Court Woodland Road
4A Colby Road London Southwark	31 Colby Road London Southwark
28 Colby Road London Southwark	Flat 3 Gould Court Woodland Road
Flat 5 Gould Court Woodland Road	Flat 11 Gould Court Woodland Road
Flat 26 Gould Court Woodland Road	Flat 22 Gould Court Woodland Road
Flat 17 Forbes Court Gipsy Hill	Ground Floor Flat 25 Colby Road London
Flat 13 Forbes Court Gipsy Hill	Flat 7 Forbes Court Gipsy Hill
Flat 20 Forbes Court Gipsy Hill	14A Colby Road London Southwark
21A Colby Road London Southwark	8B Colby Road London Southwark
30 Colby Road London Southwark	Flat 4 Gould Court Woodland Road
Flat 24 Gould Court Woodland Road	Flat 20 Gould Court Woodland Road
Flat 2 Gould Court Woodland Road	

Basement Flat 23 Colby Road London
 Flat 8 Forbes Court Gipsy Hill
 Flat 26 Forbes Court Gipsy Hill
 Flat 11 Forbes Court Gipsy Hill
 Flat 10 Forbes Court Gipsy Hill
 Flat 23 Gould Court Woodland Road
 Flat 19 Gould Court Woodland Road
 Flat 9 Forbes Court Gipsy Hill
 Flat 16 Gould Court Woodland Road
 6B Colby Road London Southwark
 First Floor Flat 25 Colby Road London
 Flat 4 Forbes Court Gipsy Hill
 Flat 6 Forbes Court Gipsy Hill
 4D Colby Road London Southwark
 27 Colby Road London Southwark
 Flat 15 Gould Court Woodland Road
 Flat 12 Gould Court Woodland Road

Flat 24 Forbes Court Gipsy Hill
 12A Colby Road London Southwark
 Flat 27 Forbes Court Gipsy Hill
 Flat 12 Forbes Court Gipsy Hill
 4B Colby Road London Southwark
 First Floor Flat 128 Gipsy Hill London
 36 Colby Road London Southwark
 20 Colby Road London Southwark
 124A Gipsy Hill London Southwark
 Ground Floor Flat 23 Colby Road
 London
 Flat 5 Forbes Court Gipsy Hill
 Flat 19 Forbes Court Gipsy Hill
 8A Colby Road London Southwark
 34 Colby Road London Southwark
 18 Colby Road London Southwark
 15 Colby Road London Southwark

Re-consultation: N/A.

APPENDIX 5**Consultation responses received****Internal services**

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Ecology

Highways Development and Management

Transport Policy

Urban Forester

Statutory and non-statutory organisations

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

41 Highfield Hill London LONDON

3 Woodland Hill Upper Norwood London

18 Oakfield Gardens London SE191HF

3 Colby Road Gipsy Hill LONDON

46a Alexandra Drive Gipsy Hill Gipsy Hill

Flat 13 french house Cawnpore street
London

1 roper house Kingswood estate Dulwich

23 Dulwich Wood Avenue London

5 Tylney Avenue London SE19 1LN

20 Oakfield Gardens London SE19 1HF

104 Woodland Road London SE19 1PA

18 Oakfield Gardens Dulwich Wood
Avenue London

71 Gipsy Hill London London

19 Oakfield Gardens London SE19 1HF

18 Oakfield Gardens London SE191HF

30 Spinney Gardens London

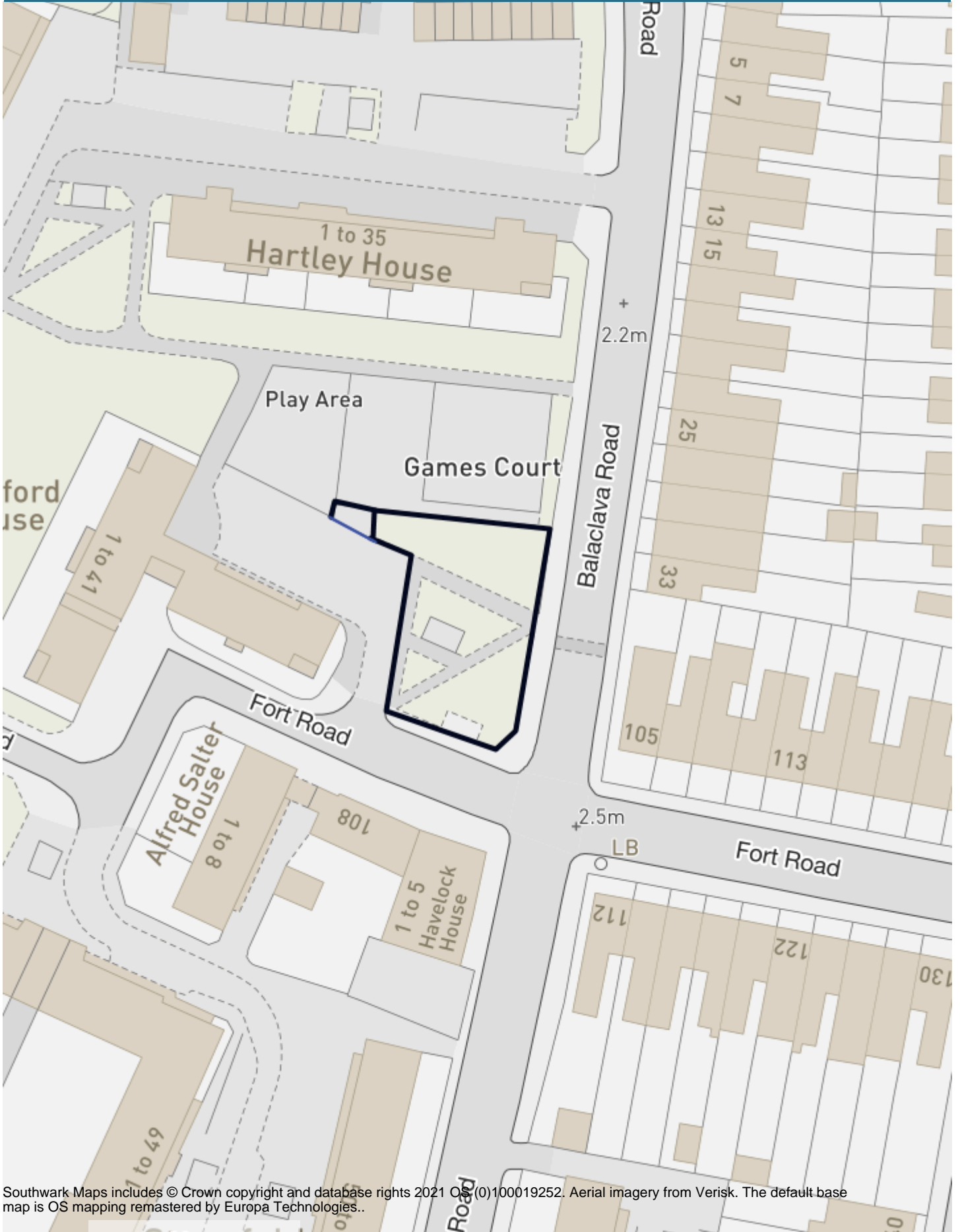
16 Oakfield Gardens London SE19 1HF

78 Gipsy Hill London SE19 1PD

19 Oakfield Gardens London SE19 1HF

227 Gipsy Road London SE27 9RB

18 Oakfield Gardens London SE191HF



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Item No. 7.4	Classification: Open	Date: 16 November 2021	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application for: Full Planning Application, 21/AP/2905 Address: Longfield Estate Balaclava Road/ Fort Road - Infill Site London SE1 5RZ Proposal: Construction of a 5 storey corner building containing 4 x 2 bedroom flats and 2 storey terraced houses containing 1 x 2 bedroom house and 2 x 1 bedroom houses along Balaclava Road, with associated cycle parking, landscaping and refuse storage. All 7 homes are for social rent.		
Ward(s) or groups affected:	South Bermondsey		
From:	Director of Planning and Growth		
Application Start Date 16/08/2021		PPA Expiry Date 23/11/2021	
Earliest Decision Date			

1. RECOMMENDATION

That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. The proposed development is acceptable in land use terms and will optimise the use of the land providing benefits to existing and future residents on the estate. The provision of 100% social rent housing is supported in principle. The proposed scale, form and massing of the development is acceptable in the context of the surrounding area and steps down in height from the existing blocks of flats on the Longfield Estate. There is less the substantial harm to the setting of the conservation area. On balance, any harm is mitigated by the provision of a development of high design quality, public realm improvements and the provision of 100% affordable housing. The new development will be car-free and will provide at least dual aspect living accommodation with sufficient outdoor amenity space, landscaping improvements, and cycle and refuse storage.
3. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions, and the applicant entering into an appropriate unilateral undertaking.

BACKGROUND INFORMATION

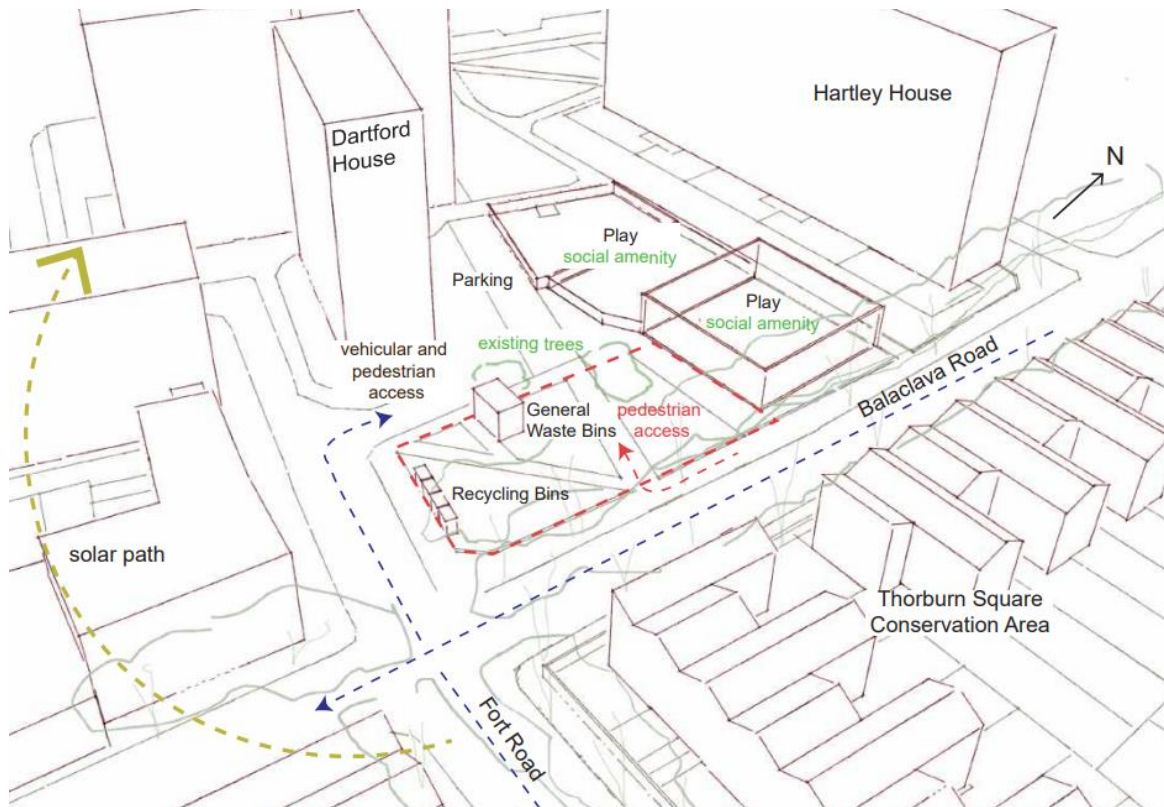
Site location and description

4. The application site is located on the corner of Balaclava Road and Fort Road on the eastern edge of the Longfield residential estate, South Bermondsey.



Site location in red (above)

5. The site is approximately 0.06 ha and comprises an area of grass and hardstanding with brick built refuse and recycling bin storage. There is an existing games court and play area to the north and car park area immediately adjoining the site to the west.
6. The site is located approximately 0.3 miles north of the Old Kent Road and Burgess Park MOL. The immediate surrounding area is predominately residential in character. There are two 7 storey buildings close to the development site and within the existing Longfield estate. These are known as Hartley House (to the north) and Dartford house (to the west). To the east of the site on Balaclava Road are two storey terraced properties, situated within the Thorburn Square Conservation Area. To the south of the site on the opposite side of Fort Road is existing residential development, comprises a mix of two and three storey houses and flats.



Indicative drawing of the existing site and surrounding area (above)

7. The site is located within an Air Quality Management Area, Archaeological Priority Zone, Controlled Parking Zone (CPZ), Flood Zone 3, Old Kent Road Opportunity Area, Smoke Control Design and Urban Density Zone

Details of proposal

8. The application proposes x7 social-rent homes, consisting of 5x two bed homes and x2 one bed homes. This scheme has come forward as part of the Council's 'New Council Homes' Delivery programme which seeks to provide quality and affordable new council homes in the Borough.
9. The application proposes to deliver x4 two bedroom homes within a five storey corner building located at the junction of Fort Road and Balaclava Road. A communal entrance is proposed from Fort Road and will include lift and stair access via a security lobby. A separate bike store, bin store, and plant room is provided at ground floor and the 4 homes will be situated on the first to fourth floor.
10. Two-storey terraced houses as proposed to front Balaclava Road to deliver x1 two bedroom unit and x2 one bedroom homes. This is in keeping with the scale and form of existing terraced houses opposite the development on Balaclava Road, which are within the Thorburn Square Conservation Area. Separate bike and bin storages are provided in the private gardens for each of the three houses.
11. The proposal includes landscaping enhancements to the west of the site,

connecting with the wider estate. The development will result in the loss of 1 Category C tree of the rear (west) of the site.

Consultation responses from members of the public and local groups

12. In total, 211 neighbouring addresses were written to publicising the application. Six letters of objection were received on the application and one neutral comment.

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

- 13 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

- 14 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

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

Legal context

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

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

Planning policy

17. 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.
18. The site is located within:
- Air Quality Management Area
 - Archaeological Priority Zone
 - Controlled Parking Zone (CPZ)
 - Flood Zone 3
 - Old Kent Road Opportunity Area
 - Smoke Control Design
 - Urban Density Zone

ASSESSMENT

Principle of the proposed development in terms of land use

19. The existing site is not protected open space and is defined as housing amenity land for the existing Longfield Estate. The existing refuse storage on site has been re-located within the wider estate to ensure no net loss of storage facilities for existing residents. The proposal will optimise the use of site, providing benefits to existing and future residents on the estate.
20. The proposed development site is defined as a 'small site' (less than 0.25 ha) that can contribute to meeting housing need, in accordance with the London Plan Policies H1 and H2. The proposed development forms part of the Council's 'New Council Homes' Delivery programme and seeks to provide quality and affordable new homes in the Borough, in accordance with draft New Southwark Plan (NSP) Policy SP1. The principle of residential development on this site is accepted.

Housing density and residential quality

Density

21. The development density for this site is 316.7 habitable rooms per hectare.

This is based on a site area of 0.06ha with 19 habitable rooms proposed. This falls within the expected residential density range of 200 to 700 habitable rooms per ha for the Urban Density Zone.

Space standards

22. All units meet the minimum space standards and provide dual aspect accommodation, in accordance with the London Plan Policy D6, Southwark's Residential Design Standards SPD, and the nationally described space standards.
23. Whilst it is unusual to deliver one bed two person houses, the proposal for terraced housing in this instance seeks to respond to the setting of the Thorburn Square Conservation Area on the eastern side of Balaclava road; mirroring the existing building height and form. There is not sufficient space on site to deliver two units which each meet the minimum GIA of 70sq.m for two bed three person houses. The proposal for two storey one bed two person houses is therefore accepted in the context of this site and would deliver good-sized accommodation for couples.

Outdoor amenity space

24. Private outdoor gardens are proposed for the three houses on this site. The terraced houses are set back from Balaclava road to avoid development within root protection zones. As a result, the private outdoor space for units 1-3 are spilt between the front and rear gardens. For unit 1 (two bed four person), 61sqm of private outdoor space is proposed which exceeds the minimum requirement of 50sqm. Given the space constraints on site, units 2 and 3 (one bed two person) fall short of the 50sqm minimum requirement. Unit 2 will deliver a total of 33.7sqm of private amenity space and unit 3 will deliver a total of 31sqm of private amenity space. This is considered an acceptable amount of private outdoor amenity space for one bed two person dwellings.
25. The application proposes 10sqm dual aspect private balconies for units 4-7, in accordance with the London Plan Policy D6 and Southwark's Residential Design Standards SPD.
26. No communal outdoor space is proposed for specific use by the new flatted development, due to the limited space available. However the site is within close proximity to outdoor space existing within the wider Longfield estate. This includes a games court and play space immediately adjoining the site boundary. The applicant has provided details of landscaping proposals to the north and west of the site including the creation of an enhanced public realm within this development proposal, in addition to opportunity for allotment spaces and landscaping enhancements within the wider Longfield estate.

Daylight / sunlight (Proposed development)

27. A daylight and sunlight assessment has been provided, based on BRE Guidance to assess daylight received within the proposed development. The results show that 25 habitable windows (across 9 rooms) do not achieve the

recommended Vertical Sky Component of 27%. The Average Daylight Factor (ADF) has been calculated for these 9 rooms, demonstrating that they would all exceed the minimum ADF targets for habitable rooms. Therefore, the proposed daylight and sunlight levels for the new development are acceptable.

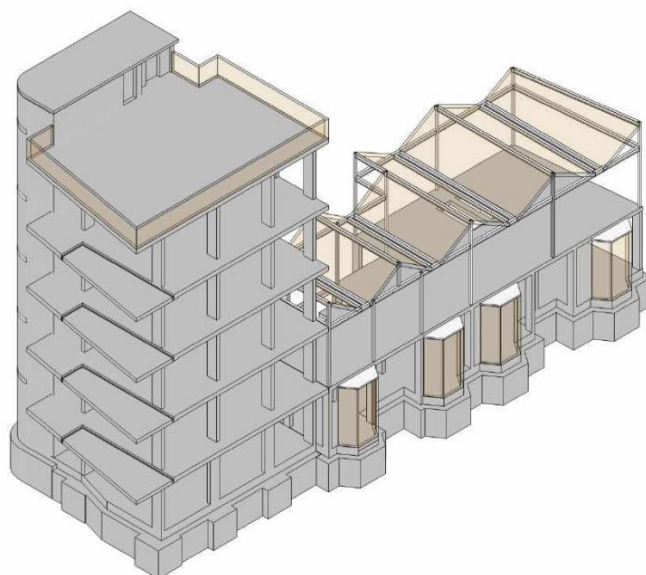
Refuse storage

28. Communal refuse storage is proposed within the ground floor area of the four storey corner block. This will provide storage for 660 Litres (L) of general waste, 360 L of recycling waste, 240 L of food waste and an area for bulky waste. This area is proposed to be accessed from Fort Road will service units 4-7.
29. Individual refuse storage is proposed within the front garden areas of the terraced houses, fronting Balaclava Road. This will provide storage for 240 L of general waste, 240 L of recycling waste, 240 L of garden waste and 23 L of food waste per house. Overall the proposed refuse storage facilities meet the minimum capacity requirements set out within Southwark's Waste Management Guidance Note.

Design, including layout, and building heights

Urban design

30. The proposed layout of the new development is logical and makes use of the corner location that maintains suitable separation with existing buildings on the estate whilst also offering a sense of enclosure to the shared communal space which connected the new development with the existing estate. The proposed height and massing is considerate the surrounding area, utilising the corner plot for a modest height increase from Balaclava road. This height is acceptable in the context of the existing Longfield Estate and blocks of flats on Fort Road. The proposal for 2 storey terraced housing with bayed design and v-shaped parapets deliberately reflects the character of the historic frontage of Balaclava road.



3D structural outline of the proposed building design (above)



View of the proposed development from the junction of Fort Road and Balaclava Street (above)

31. The V-shaped parapet is extended to the corner block where it combines with the inset balconies of the flats to give it a highly articulated and elegant silhouette. The proposed elevations will comprise a combination of red-coloured brick on the upper storeys and deep green glazed brick at the base of the building.
32. Overall the proposed is well considered, logically arranged and designed to mediate between the fine character and modest scale of the conservation area and the larger scale and open spaces of the estate. It will provide high quality architecture and landscape not just to the new residents but also to existing residents on the estate as well as the wider neighbourhood.

Heritage consideration

33. The application site is situated adjacent to the Thorburn Square Conservation Area on the opposite side of Balaclava Road. This conservation area is characterised by its narrow streets fronted by traditional Victorian terraced housing, with small front gardens providing separation from the street frontage. The Balaclava Road frontage forms the eastern edge of the conservation area and comprises well preserved 2 storey late Victorian style terraced housing with brick facades. The Junction with Fort Road is a key entrance to the conservation area, extending eastwards from Balaclava Road towards the main entrance of St Anne's Church which forms the centre point of the conservation.

Due to the scale and siting of the proposed development, there is likely to be some impact on the setting of this conservation area.

34. At its tallest point, the new development is 5 storeys in height on the corner junction of Fort Road and Balaclava Road. This steps down in height from the existing 7 storey buildings immediately to the north and west of the site, to create a lower scale of development fronting Balaclava Road. The new building footprint is set back from the pavement edge by some 6.5 metres to preserve the mature planted edge of the conservation area. The 2 storey terraced houses are proposed to front Balaclava Road, in keeping with the scale and form of the existing terraced houses opposite within the conservation area. The creation of front gardens for these new houses echo that of the conservation area. Overall it is considered that the proposed layout and scale of development is modest and will cause limited harm to the setting of the adjacent conservation area.
35. In accordance with paragraph 199 of the NPPF (2021), the potential harm arising from the proposed development is considered to be on the lesser order of less than substantial harm. This harm must be balanced against any public benefits arising from the new development. In this instance it is considered that the proposed quality of design, improved public realm and provision of 100% affordable housing on-site outweighs any harm identified to the setting of the Thorburn Square Conservation.

Fire Safety

36. The proposed development has considered a suitable fire strategy in accordance with the London Plan Policy D12 (A) which requires all development proposals to achieve the highest standards of fire safety. This is summarised in the table below, looking at each criteria of the policy in part:

London Plan D12 (A) requirement	Information provided in the submission to address the requirements of D12 (A)
1) Identify suitably positioned unobstructed outside space for fire appliances to be positioned on and appropriate for use as an evacuation assembly point.	There are a number of access routes around the site from Balaclava Road and Fort Road leading to an existing car park. These access routes provide suitable access to the front and rear of the new building for fire services.
2) Incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire.	The installation of an automatic fire alarm and detection system is proposed for all units and common areas within the block of flats. The installation of automatic suppression systems are proposed for all open plan flats and ancillary common rooms. The development will incorporate structural fire resistance and compartmentation.
3) Be appropriately constructed to minimise the risk of fire spread.	The development will be designed to prevent fire spread between building boundaries, to achieve 60 minutes fire resistance.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	The building layouts allow for occupants to safely egress from the buildings at any time. Travel distances within apartments are limited to 20m from the entrance door and kitchen areas are enclosed from bedrooms. An evacuation lift is proposed.
5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	A stay put evacuation policy is proposed. Each unit is suitably protected against the spread of fire. Suitable evacuation provisions have been made to allow for safe egress from the building at any time.
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	A dry rising main is proposed within the five storey block of flats at ground floor. This would be located within a suitable distance for firefighters to access from the main road.

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

Daylight and Sunlight

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

- 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.

38. Dartford House (west)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
7	6	86%	0	1	0

39. As outlined above, there is only 1 window that fails to meet the recommended VSC level of at least 27%. The proportionate loss of light for this window would be 32%. This suggests a moderate noticeable impact to existing occupants.

40. Hartley House (north)

Vertical Sky Component (VSC)	
Window	Loss

Total	Pass	BRE compliant	20-30%	31-40%	41% +
115	115	100%	0	0	0

41. As noted above, all of the windows would meet the required VSC level of above 27% and the proportionate loss would be less than 20%, therefore, the impact of the new development would not be noticeable.

42. 2-3 Storey Houses (south)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
15	3	20%	6	6	0

43. As outlined above, 12 windows would fail to meet the required VSC level of above 27%. For 6 of these windows, the proportionate loss of light would be between 20-30% of the original value, which would suggest a marginal noticeable impact for the existing occupants. For the other 6 windows, the proportionate loss would be between 31-36% of the original value, which may cause a moderate noticeable impact to existing occupants.

44. Victorian Houses (east)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
21	21	100%	0	0	0

45. 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.

46. Alfred Salter House (south)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	4		1	0	0

47. As outlined above, only 1 window does not meet the recommended VSC level of at least 27% and would result in a proportionate loss of light of 20.5% of the original value. This suggests a marginal noticeable impact for the existing occupants.

48. Overall the development is not considered to result in an unacceptable impact on the amenity of surrounding residents. No windows experience more than 41% reduction. Therefore, the new development would not adversely affect neighbouring residents in terms of daylight. The most affected neighbouring buildings are the 3 storey houses at 108 Fort Road to the south of site which would notice a moderate change for some habitable windows. No-Skyline tests were carried out on these units which suggest the rooms will receive a good

level of light. The floor plans available for these houses show that the most affected rooms at ground and first floor are dual aspect.

Overlooking and Privacy:

49. The proposed development is compliant with the minimum distance of 12 metres to the front of the building, facing Balaclava Road and Fort Road. Therefore, the new development should not impact on neighbouring residents to the east and south of the site in terms of overlooking, loss of privacy and disturbances.
50. At the nearest point, there is approximately 10 metres between the rear of the proposed building and Dartford House to the west. This does not meet the minimum distance of 21 metres, as required by the Residential Design Standards SPD. Accordingly, no habitable windows have been proposed on the western elevation of the five storey building. The closest habitable window is approximately 16 metres from the rear of the terraced housing and Dartford House. This view does not have a direct sightline and is partially blocked by the 5 storey part of the development, which extends 6 metres further west than the terraced houses. Therefore, impact on neighbouring residents to the west of the site in terms of overlooking, loss of privacy and disturbances is limited.

Transport and highways

51. The application site scores a PTAL of 4 (good), which means that it is well connected by public transport and the development is required to be car free. The site is also within a CPZ. Future occupiers will therefore be excluded from obtaining a car parking permit, with the exception of blue badge holders.
52. The application proposes a total of 19 cycle parking spaces across the development site. This quantum of cycle parking exceeds the minimum standards for short and long stay parking, as required by the London Plan T5 and draft NSP Policy P52. The following provision is proposed:
 - 4x short-stay cycle parking spaces to the front of the site closest to Balaclava Road
 - 11x long stay cycle parking spaces within the ground floor plan of the new development to include space for 2x disabled access cycle parking spaces and 1 cargo bicycle space
 - Separate cycle storage within the rear gardens of the three houses to provide 1x cycle space for each of the one bed units and 2x cycle spaces for the two bed unit.
53. The applicant will be required to submit details of the proposed design of cycle storage to demonstrate that it is secure, weatherproof and accessible for future residents and visitors.
54. The proposed development is relatively small in scale and is not likely to have a noticeable impact on the local highway network or public transport demand. There is expected to be limited trip generation as a result of the development

being car free with the expectation of blue badge holders visiting the site and deliveries. There is an existing access from Fort Road, providing vehicle and pedestrian access to the existing car park and play space to the west and north of the site.

Flood Risk and Sustainable Urban Drainage

55. The site is within Flood Zone 3 within an area benefiting from flood defences, in accordance with the EA records. A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared to demonstrate that suitable measures have been incorporated to minimise the risk of flooding for future occupiers on the site and within the surrounding area.
56. The proposed finish floor level of development is 2.6 metres AOD, raising the finished floor level 150mm above the average ground level. This does not meet the EA standing advice for habitable rooms at ground floor level to be 600mm above the estimated flood level, which would potentially reach 2.53 metres AOD for this site during a 2100 breach event. However, no sleeping accommodation is proposed at ground floor level. The only habitable rooms at ground floor level are the kitchen, dining and living areas for the three terraced houses, which all have sleeping accommodation at first floor level.
57. The drainage strategy proposes below-ground attenuation tanks located on the western part of the development boundary. The strategy proposes re-use measures to capture surface water on the roof areas and hardstanding. Detailed design of the proposed drainage strategy and sustainable urban drainage measures are recommended to be secured via condition.

Air quality

58. This site is within an Air Quality Management Area however the application is for a minor development and is not located on a classified road nor does it propose pollution sources. The Air Quality Assessment demonstrates an acceptable level of air quality conditions for future occupiers. The development will be car-free and proposes the use of low carbon heating and energy. This will reduce exposure to future occupiers of poor air quality and prevent a further deterioration of air quality.

Energy and sustainability

59. The application proposes the installation of communal air source heat pumps as the primary source of heating and hot water for development, located within a plant enclosure on the roof top of the five storey building. The remaining roof area will accommodate photovoltaic panels for on-site electricity generation. The development has been designed to improve energy efficiency and reduce to water consumption and heating demand. Mechanical ventilation heat recovery units are proposed for each flat in addition to the installation of energy sub-metering.

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:**
- Hedge should be changed to a mixed native hedge.
 - Yellow iris should not be used in the rain garden as it will choke it very quickly. Consider purple loosestrife and yellow Loosestrife.
 - Swift bricks to be used instead of the sparrow and starling ones proposed.
 - Use condition PC40 - 6 bricks
63. **Design and Conservation:**
- On the lesser end of less than substantial harm to the setting of the conservation area
 - quality of design, improved public realm and provision of 100% affordable housing on-site outweighs any harm identified
 - Proposed design supported subject to conditions
64. **Environmental Protection:**
- No objection subject to conditions on Residential internal noise levels, site contamination, and construction management plan
65. **Urban Forester:**
- No arboricultural impacts assessment has been submitted
 - The opportunity exists for planting elsewhere within the site.
66. **Transport Policy:**
- Mark up on the plans the design specification of cycle parking

- Outline arrangements for disabled visitors/residents arriving by car
- Provide details on management of the construction process to minimise impact on the local highway network and community. A Construction Management Plan will need to be submitted.
- Agree to a condition to make good any footway that is damaged during the construction process.

67. **Highways:**

- Joint survey to be arranged prior to works commencing on site (including any demolition).

68. **Archaeology:**

- Low potential for significant archaeology
- No response is necessary

Community impact and equalities assessment

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

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

Human rights implications

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

75. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
76. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

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

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

CONCLUSION

78. The proposed development is acceptable in land use terms and will optimise the use of the land providing benefits to existing and future residents on the

estate. The provision of 100% social rent housing is supported in principle. The proposed scale, form and massing of the development is acceptable in the context of the surrounding area and steps down in height from the existing blocks of flats on the Longfield Estate. There is limited harm to the setting of the conservation area and on balance any harm is acceptable due to the provision of a high design quality, public realm improvements and the provision of 100% affordable housing. The new development will be car-free and will provide at least dual aspect living accommodation with sufficient outdoor

79. For the reasons set out in the 'Assessment' section of this report, it is recommended that planning permission is granted subject to conditions, and the applicant entering into an appropriate unilateral agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file H31 Application file 21/AP/2905 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	Gemma Perry, Planning Officer	
Version	Final	
Dated	4 November 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		5 November 2021

APPENDIX 1**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	Southwark Council	Reg. Number	21/AP/2905
Application Type	Minor Development (Council Own)		
Recommendation	Grant	Case Number	H31

Draft of Decision Notice**Grant planning permission for the following development:**

Construction of a 5 storey corner building containing 4 x 2 bedroom flats and 2 storey terraced houses containing 1 x 2 bedroom house and 2 x 1 bedroom houses along Balaclava Road, with associated cycle parking, landscaping and refuse storage. All 7 homes are for social rent.

At

Longfield Estate Balaclava Road/ Fort Road London SE1 5RZ

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.

576.PL 102-A - FIRST FLOOR PLAN FIRST FLOOR PLAN 13/08/2021

576.PL.103-A - SECOND, THIRD AND FOURTH FLOOR PLANS SECOND, THIRD AND FOURTH FLOOR PLANS 3/08/2021

576.PL.104-D - ROOF PLAN ROOF PLAN 13/08/2021

576.PL.201-A - PROPOSED SECTION A-A PROPOSED SECTION A-A 13/08/2021

576.PL.202-A - PROPOSED SECTION B-B PROPOSED SECTION B-B 13/08/2021

576.PL.203-A - PROPOSED SECTION C-C PROPOSED SECTION C-C 13/08/2021

576.PL.301-C - EAST ELEVATION EAST ELEVATION 13/08/2021

576.PL.302.B - WEST ELEVATION WEST ELEVATION 13/08/2021

576.PL.303.C - NORTH ELEVATION NORTH ELEVATION 13/08/2021

576.PL.304-C - SOUTH ELEVATION SOUTH ELEVATION 13/08/2021

576.PL.502 - PROPOSED SOFT LANDSCAPE PROPOSED SOFT LANDSCAPE 13/08/2021

576.PL.503 - PROPOSED HARD LANDSCAPE PROPOSED HARD LANDSCAPE 13/08/2021

576.PL.601-C - BAY STUDY TYPICAL TOWER BUILDING BAY STUDY TYPICAL TOWER BUILDING 13/08/2021

576.PL.602-C - BAY STUDY TYPICAL TERRACED HOUSE BAY STUDY TYPICAL TERRACED HOUSE 13/08/2021

4457-SITE-ICS-XX-RP-C-07.002 Drainage Plan/Strategy (Rev: P04) 02/11/2021

576.PL101-B GROUND FLOOR PLAN Plans - Proposed 13/08/2021

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

Reason:

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

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

3. No development shall take place, including any works of demolition, until a written 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:
 - the 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. Prior to works commencing, full details of all tree planting such that there is an increase of 10% in stem girth 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.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 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.

Reasons: 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 The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. 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 precommencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological

systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021

Permission is subject to the following Grade Condition(s)

7. 1:5/10 section detail-drawings through:

- o the facades;
- o parapets;
- o roof edges;
- o base junctions
- o plant rooms;
- o common areas; and
- o heads, cills and jambs of all openings,

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 12 and part 16 of the NPPF (2021); Strategic Policy SP12 - Design and conservation - of the Core Strategy (2010); and saved policies: 3.12 Quality in Design; and 3.13 Urban Design, of The Southwark Plan (2007).

8. Sample panels of all and external facing materials, surface finishes at the ground floor and common areas, to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority in writing before any above-grade work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 12 and part 16 of the NPPF (2021); Strategic Policy SP12 - Design and conservation - of the Core Strategy (2010); and saved policies: 3.12 Quality in Design; and 3.13 Urban Design, of The Southwark Plan (2007).

9. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme, including a minimum 10m stem girth of trees, and showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the

next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8 (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).

10. 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 in accordance with the Ground Floor Plan (drawing reference 576.PL.101-B, dated 08.06.2021) hereby approved 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).

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

11. Details of Swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 6 nesting 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).

Permission is subject to the following Compliance Condition(s)

12. Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (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).

13. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the Ground Floor Plan (drawing reference 576.PL.101-B, dated 08.06.2021) 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).

14. The development hereby permitted shall be carried out in accordance with the approved Drainage Strategy prepared by Infrastruct CS(report reference 4457-SITE-ICS-XX-RP-C-

07.002 dated September 2021) and drainage strategy engineering design (plan reference 088-HRW-XX-XXDR- C-0500 P04, dated 02nd November 2021).

Reason: To ensure: the development is designed safely in reference to flood risk 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).

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

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

Living 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 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).

16. 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-managementandstreetscape-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

Chapter 16 Conserving and enhancing the historic 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 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

APPENDIX 3**Planning history of the site and nearby sites****Proposed development site**

There are is no relevant planning history for the application site.

Nearby sites

13/AP1893 - Demolition of existing shop and redevelopment to form two houses on ground, first and second floors. 108 Fort Road London SE1 5PT. This application provided floor plans to inform the daylight assessment for the neighbouring development to the south, which is moderately impacted by the proposed development in terms of daylight.

Consultation/publicity undertaken

Site notice date: N/A.

Press notice date: 26.08.2021

Case officer site visit date: 21/10/2021

Neighbour consultation letters sent: 25/08/2021 and 22/09/2021

Internal services consulted

Archaeologist

Design and Conservation

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Highways Development and Management

Transport Policy

Urban Forester

Old Kent Road Team

Community Infrastructure Levy Team

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

Letters sent to the following

115 Fort Road London Southwark 25/08/2021 22/09/2021 Post
121B Fort Road London Southwark 25/08/2021 22/09/2021 Post
4 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
24 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
117 Fort Road London Southwark 25/08/2021 22/09/2021 Post
12 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
18 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
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 130 Fort Road London Southwark 25/08/2021 22/09/2021 Post
 124 Fort Road London Southwark 25/08/2021 22/09/2021 Post
 14 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
 11 Balaclava Road London Southwark 25/08/2021 22/09/2021 Post
 16 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
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 121A Fort Road London Southwark 25/08/2021 22/09/2021 Post
 8 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
 6 Alma Grove London Southwark 25/08/2021 22/09/2021 Post
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Flat 17 Fawkham House Longfield Estate Fort Road

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22/09/202

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Flat 6 Dartford House Longfield Estate Fort Road 25/08/202

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1 Post

Flat 2 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

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Flat 28 Hartley House Longfield Estate Balaclava Road

25/08/202

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22/09/202

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Flat 19 Hartley House Longfield Estate Balaclava Road

25/08/202

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22/09/202

1 Post

Flat 13 Hartley House Longfield Estate Balaclava Road

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112 Fort Road London Southwark 25/08/202

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22/09/202

1 Post

25 Balaclava Road London Southwark 25/08/202

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22/09/202

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Flat 3 Alfred Salter House Longfield Estate Fort Road

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Flat 33 Fawkham House Longfield Estate Fort Road

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Flat 30 Hartley House Longfield Estate Balaclava Road
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Flat 29 Hartley House Longfield Estate Balaclava Road
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Flat 31 Fawkham House Longfield Estate Fort
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Flat 12 Hartley House Longfield Estate Balaclava
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Flat 7 Dartford House Longfield Estate Fort Road 25/08/202
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Flat 3 Fawkham House Longfield Estate Fort Road 25/08/202
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Flat 15 Fawkham House Longfield Estate Fort
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1 Post
Flat 18 Dartford House Longfield Estate Fort Road 25/08/202
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22/09/202
1 Post
Flat 15 Hartley House Longfield Estate Balaclava
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109 Fort Road London Southwark 25/08/202
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108 Fort Road London Southwark 25/08/202
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Flat 4 110 Fort Road London 25/08/202
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Flat 5 Fairby House Longfield Estate Dunton Road 25/08/202
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Flat 29 Fawkham House Longfield Estate Fort
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Flat 16 Hartley House Longfield Estate Balaclava

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Flat 27 Fawkham House Longfield Estate Fort

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Flat 15 Fairby House Longfield Estate Dunton

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Flat 13 Fawkham House Longfield Estate Fort

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Flat 25 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

1 Post

Flat 23 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

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Flat 20 Fairby House Longfield Estate Dunton

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Flat 5 Fawkham House Longfield Estate Fort Road 25/08/202

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Flat 41 Dartford House Longfield Estate Fort Road 25/08/202

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Flat 35 Dartford House Longfield Estate Fort Road 25/08/202

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Flat 32 Hartley House Longfield Estate Balaclava
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Flat 23 Hartley House Longfield Estate Balaclava
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23 Balaclava Road London Southwark 25/08/202

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118 Fort Road London Southwark 25/08/202

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22/09/202

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Flat 38 Dartford House Longfield Estate Fort Road 25/08/202

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22/09/202

1 Post

Flat 10 Dartford House Longfield Estate Fort Road 25/08/202

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Flat 1 110 Fort Road London 25/08/202

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Flat 16 Dartford House Longfield Estate Fort Road 25/08/202

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Flat 6 Fawkham House Longfield Estate Fort Road 25/08/202

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Flat 22 Fawkham House Longfield Estate Fort
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Fawkham House Longfield Estate Fort Road London
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Flat 35 Fawkham House Longfield Estate Fort Road
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Flat 2 Fawkham House Longfield Estate Fort Road 25/08/202
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Flat 14 Fawkham House Longfield Estate Fort Road
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106 Fort Road London Southwark 25/08/202

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22/09/202

1 Post

37 Balaclava Road London Southwark 25/08/202

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22/09/202

1 Post

Consultation responses received

Internal services consulted

Archaeologist

Design and Conservation

Ecology

Environmental Protection

Flood Risk Management & Urban Drainage

Highways Development and Management

Transport Policy

Urban Forester

Community Infrastructure Levy Team

Statutory and non-statutory organisations

Environment Agency

Neighbour and local groups consulted:

31 Balaclava road London (Objection)

36 Alma Grove London (Objection)

132 Fort Road Bermondsey London (Objection)

112 Fort Road London (Objection)

27 Balaclava Road London (Objection)

29 Balaclava Road London (Objection)

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

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

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Councillor Sunil Chopra	1		
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Councillor Victoria Olisa			
Officers			
Constitutional Officer, Hub 2, Level 2, Tooley Street	7		
Planning Team - Philippa Brown / Affie Demetriou - Hub 2 Level 5, Tooley St.	By email		
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