

Planning Sub-Committee B

Monday 6 December 2021

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Sirajul Islam
Councillor Victoria Mills
Councillor David Noakes
Councillor Martin Seaton
Councillor Sandra Rhule

Reserves

Councillor Jack Buck
Councillor Sarah King
Councillor Tom Flynn
Councillor Damian O'Brien
Councillor Charlie Smith

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 26 November 2021



Planning Sub-Committee B

Monday 6 December 2021

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	
	To approve as a correct record the minutes of the meeting held on 22 November 2021 (to follow).	
7.	DEVELOPMENT MANAGEMENT ITEMS	1 - 5

Item No.	Title	Page No.
7.1.	BRUNEL MUSEUM, RAILWAY AVENUE, LONDON SOUTHWARK SE16 4LF	6 - 63
7.2.	EAST LODGE, NUNHEAD CEMETERY, LINDEN GROVE, LONDON SE15 3LP	64 - 119

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: 26 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

Item No. 7.	Classification: Open	Date: 6 December 2021	Meeting Name: Planning Sub-Committee B
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within

the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

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

permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

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

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
None	

AUDIT TRAIL

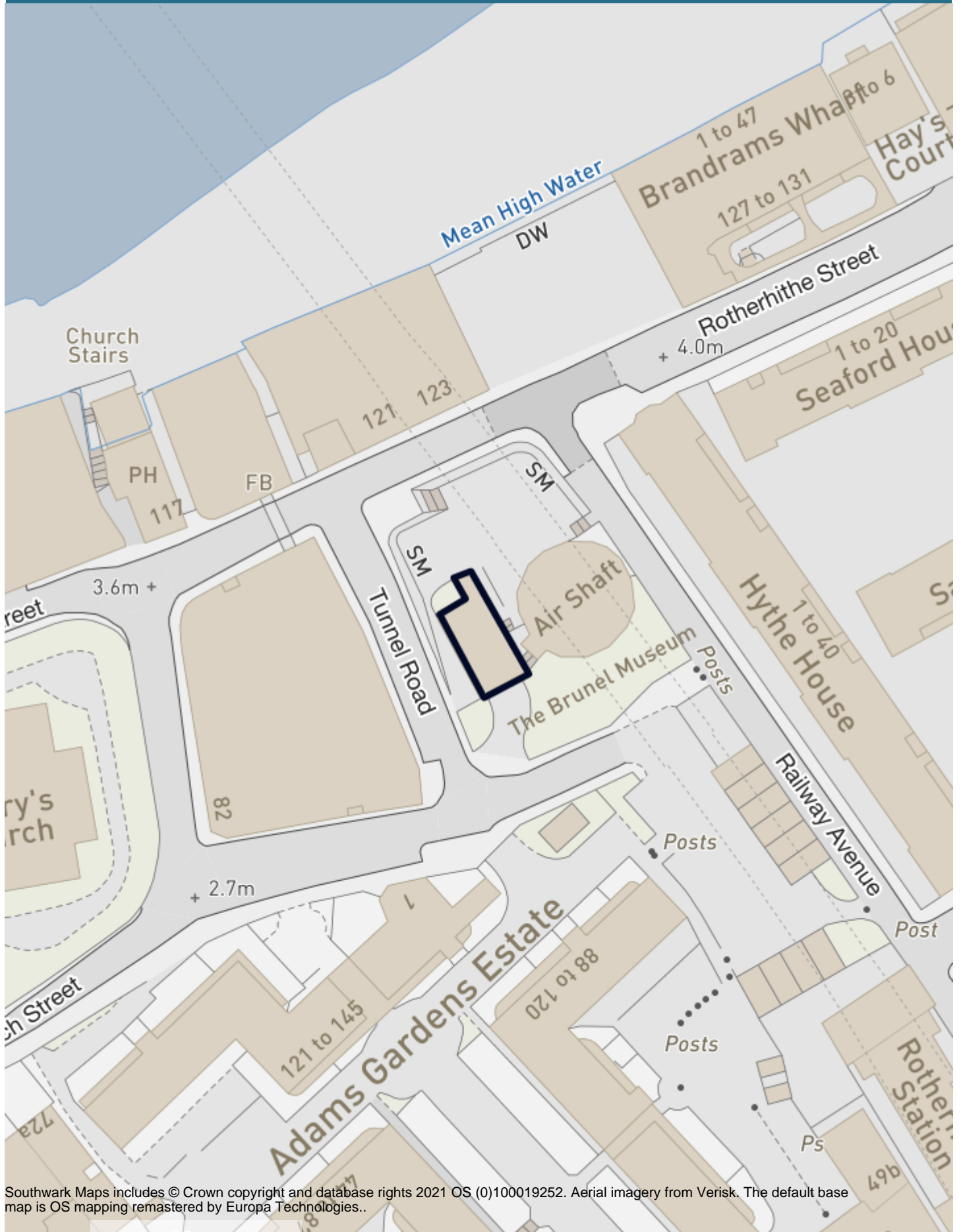
Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	24 November 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer 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		25 November 2021

Agenda Item 7.1



21/AP/0628

THE BRUNEL MUSEUM, RAILWAY AVENUE, SE16 4LF



Southwark Maps includes © Crown copyright and database rights 2021 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies.

Contents

EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	4
Site location and description	4
Details of proposal	6
Planning history of the site, and adjoining or nearby sites	10
KEY ISSUES FOR CONSIDERATION	11
Summary of main issues	11
Legal context	11
Planning policy	11
ASSESSMENT	12
Principle of the proposed development in terms of land use	12
Environmental impact assessment	14
Design, layout and heritage assets	15
Impact of proposed development on amenity of adjoining occupiers and surrounding area	24
Noise and vibration	25
Energy and sustainability	29
Planning obligations (S.106 agreement)	29
Mayoral and borough community infrastructure levy (CIL)	31
Community impact and equalities assessment	31
Human rights implications	32
Positive and proactive statement	32
Positive and proactive engagement: summary table	32
CONCLUSION	33
BACKGROUND INFORMATION	Error! Bookmark not defined.
BACKGROUND DOCUMENTS	33
APPENDICES	33
AUDIT TRAIL	34
Appendix 1: 1st Recommendation	35
Appendix 1: 2nd Recommendation	44
Appendix 2: Planning policy	46
Appendix 3: Relevant planning history	49
Appendix 4: Consultation undertaken	51

Appendix 5: Consultation responses received 54

Item No. 7.1	Classification: Open	Date: 6 December 2021	Meeting Name: Planning Sub Committee B
Report title:	<p>Development Management planning application: 21/AP/0628 for Planning permission 21/AP/0629 for Listed building consent</p> <p>Address: BRUNEL MUSEUM, RAILWAY AVENUE, LONDON SOUTHWARK SE16 4LF</p> <p>Proposal: Planning application for the erection of a new entrance pavilion building and external alterations to the Engine House as part of the Museum Reinvented project, and associated landscaping works to the site (21/AP/0628), and Listed Building Consent application for the proposals for minor works within the Tunnel Shaft to create a new audio-visual experience (21/AP/0629).</p>		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning of Planning and Growth		
Application Start Date	23.02.2021	PPA Expiry Date	31 May 2022
Earliest Decision Date	13.04.2021		

RECOMMENDATION

1. That planning permission be granted, subject to conditions and a S.106
2. That listed building consent be granted, subject to conditions.
3. In the event that a legal agreement is not signed by the applicant by 6 May 2022, the Director of Planning and Growth be authorised, if appropriate, to refuse planning permission for the reason in paragraph 120 of this report.

EXECUTIVE SUMMARY

4. The application site is the Brunel Museum in Rotherhithe and is for alterations to the Pumping Engine House, the construction of a new facilities building, new landscaping and alterations within the access shaft, and is connection the museum complex and the adjacent Grade II* listed Thames Tunnel. The new facilities building would be single storey and provide a welcome/ ticketing point, visitor amenities and back-of-house accommodation. The alterations to the Pumping Engine House, a Grade II listed building and Scheduled Monument, are designed to improve visitor circulation and the museum's display; whilst the alterations to the access shaft, a Grade II* structure, provide further display

improvements. The museum is located within the Rotherhithe conservation area and Rotherhithe Strategic Cultural area.

5. Consultations have been undertaken, with 138 responses received, 90% of which raised an objection, mainly on the loss of trees, open space and transport. The proposed development is acceptable in land use terms, supporting arts and culture within the designated Strategic Cultural Area, but would impact upon Borough Open Land, with a small loss of soft landscaping. The loss of trees are offset by new landscaping, including replacement trees and a financial contribution towards tree planting in the vicinity. The local road network and public transport can accommodate the development. Conditions sufficiently address concerns of amenity and acoustic attenuation.
6. The new entrance pavilion is compact and carefully designed, remaining secondary in scale and appearance to the Pumping Engine House and access shaft. Its architecture is modern, but low-key and engaging. Its design has been modified to improve its urban design contribution and ease its impact on the local conservation area. Its impact will be modestly harmful and offset by the considerable refurbishment of the Pumping Engine House, which should ensure the long-term viability of the heritage asset, and by the improvements to the museum. Historic England has consented the internal works to the Pumping Engine House as a Scheduled Monument. The external works to the building are modest, whilst those to the interior of the access shaft are minor, preserving the heritage assets.
7. For the reasons set out in full in the 'Assessment' section of this report, it is therefore recommended that planning permission and Listed Building Consent are granted subject to conditions and a S.106 agreement.

BACKGROUND INFORMATION

Site location and description

8. The site is the application site is the Brunel Museum, which is located close to the south bank of the River Thames and is near to the London Overground station at Rotherhithe. The museum and an adjacent plaza occupy a small street block formed by Rotherhithe Street to the north, Railway Avenue to the east and Tunnel Road to the west, the latter dog-legging to form the southern boundary to the site and an access route into a neighbouring housing estate.
9. The street block sits within the historic core of St Mary's Rotherhithe; a London riverside village that centres on the nearby grade II listed St Mary's Church and several surrounding streets, and which are designed the St Mary's Rotherhithe Conservation Area.

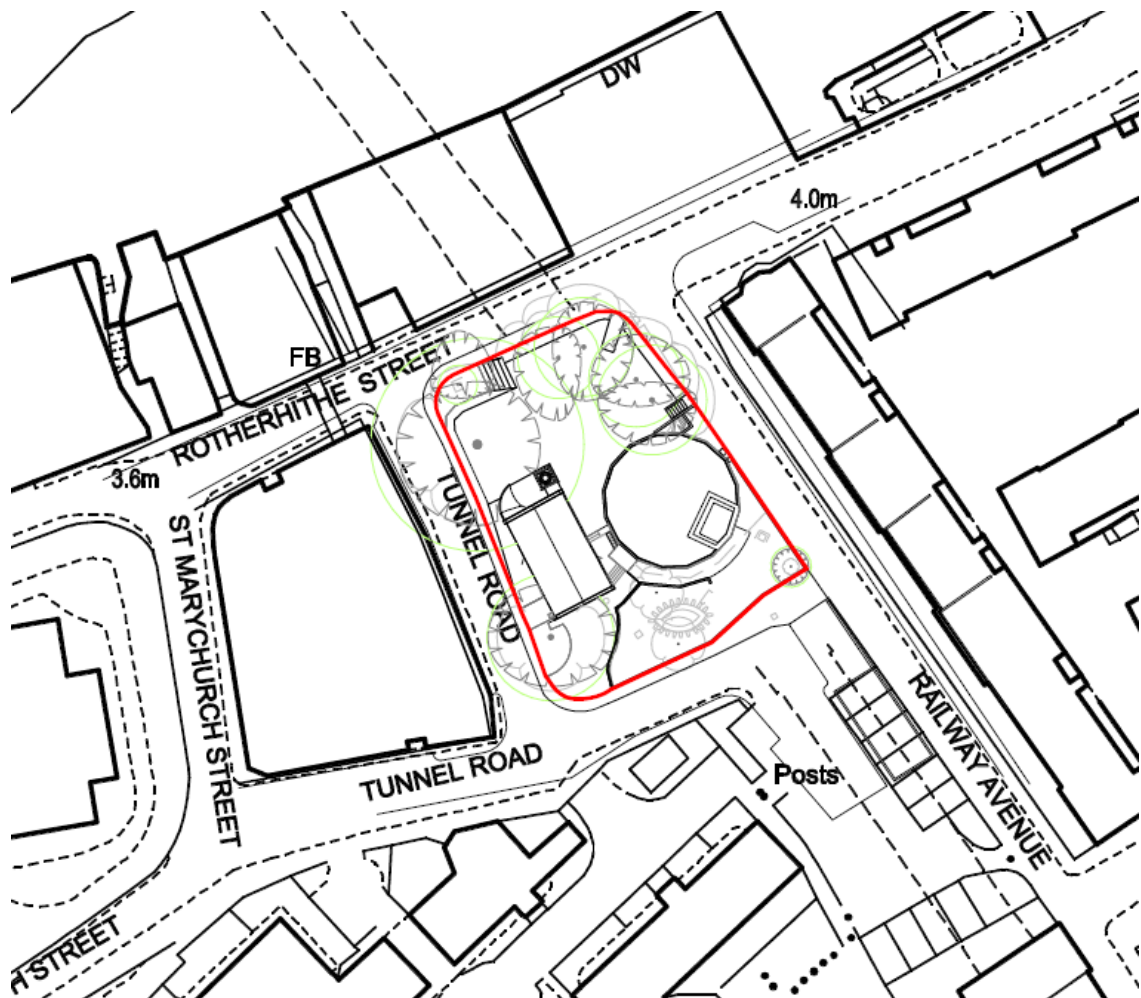


Figure 1: Existing site layout

10. The museum celebrates the Grade II* listed Thames Tunnel, which opened in 1883 and was the first tunnel to be successfully constructed beneath the River Thames. The museum site comprises the Pumping Engine House (aka Engine House), the adjacent access shaft (aka Ventilation Shaft) and a series of small external soft and hard landscaped spaces, including the plaza. The Pumping House is designated Grade II and is a Scheduled Monument, whilst the access tunnel is Grade II* listed.
11. The Pumping Engine House is a simple, two-storey brick building with pitched clay pan-tiled roof and a slender steel-plated chimney stack on a brickwork base. It previously housed the boilers for the steam-powered drainage pumps that kept the Thames Tunnel free of water. The building was cleared of machinery and later repurposed as a museum in 1980, providing a small exhibition space, administration offices and toilet.
12. Immediately to the east of the Pumping Engine House is the access tunnel; a vertical shaft that was constructed to facilitate the digging of the tunnel and later provided ventilation and services route for the tunnel. The access tunnel has recently been 'plugged', providing a concrete floor midway up the shaft. The 15m diameter, cylindrical shaft is brick-lined and is capped by a concrete roof, with

the internal space used for exhibitions and occasional events, and the space above as an informal garden.

13. The museum also includes a small apron area adjacent to the Pumping Engine House that is finished in granite setts and is used for off-street parking; and an area of soft landscaping on the southern edge of the site that features an oval-shaped metal and ceramic installation, planting and a monkey puzzle tree. The adjacent plaza, which is a tree-lined and hard surfaced space in brick paving and features benches, sculptures and public display boards regarding historic Rotherhithe and the Thames Tunnel.
14. The site is subject to the following designations:
 - Archaeology Priority Zone
 - Air Quality Management Area
 - Borough Open Land
 - Canada Water and Rotherhithe Action Area
 - Flood Zones 2 and 3
 - Public Transport Accessibility Level (PTAL) 4
 - Rotherhithe Strategic Cultural Area
 - St Marys Rotherhithe Conservation Area
 - Suburban Density Zone (north).

Details of proposal

15. The applications is part of the 'Brunel Reinvented Project', which is being lead by the museum's charity and aims to improve the visitor experience for those coming to the museum. In general, it proposes to 're-present' the Pumping Engine House as an important historic building; delineate and improve access within the museum complex; provide improved exhibition displays and a research point for its recently acquired Brunel's Thames Tunnel Archives; and upgrade the on-site visitor and staff facilities. The project is supported by the Heritage Lottery Fund, which has agreed to fund the scheme, subject to obtaining the appropriate consents.
16. The main features of the proposals are the alterations to the Pumping Engine House as a Grade II listed building and Scheduled Monument; internal alterations to the access shaft as a Grade II* listed building; and the construction of a new single-storey facilities building adjacent to the Pumping Engine House and access shaft.
17. The alterations to the Pumping Engine House are extensive, but are mainly internal and designed to declutter the building, removing a lavatory, staff office, other back-of-house elements, and to make better use of the space for new display frames, with improved circulation, including an accessible lift. Externally, the ramped access would be removed and level thresholds introduced, as well as replacement bi-fold doors to an existing conservatory-style extension.
18. Regarding the access shaft, the interventions are internal only and comprise the

installation of new display boards attached to the existing modern staircase, a fabric projection screen attached to the shaft's circular walls and new audio-visual equipment.

19. The more overt element of the proposals is the new facilities building, which is to be located on the southern edge of the museum site, at the back edge of the pavement and close to both the Pumping Engine House and access shaft. The new building is conceived as a single storey pavilion, designed to act as a welcome and orientation space for visitors, as well as accommodate and upgrade those functions removed from the Pumping Engine House. Its compact plan includes an entrance counter and concessions point, an office and staff kitchen, storage and visitor facilities, such as toilets. The building has an angular built form with a folded pitched roof and a modern appearance, finished in standing-seam metal cladding with timber-framed windows and a ceramic-tiled gable front elevation.



Figure 2: Proposed site plan (axonometric)

20. The proposals include new landscaping, with the regrading and resurfacing of pathways, using permeable paving; some replacement trees and soft

landscaping; the erection of wayfinding totems and additional low-rise fencing. The main plaza and its trees are generally unaffected, as is the museum's notable monkey puzzle tree.

21. In assessing the proposals, it is significant to note that Historic England has granted Scheduled Monument consent for the proposed changes to the Engine Pumping House (HE ref: S00241029, dated 12/4/21). As this legislation takes precedence, express listed building consent is not required for the works specific to the Grade II listed building. That said, the council is nonetheless required to consider the alterations to the Pumping Engine House and the new pavilion building regarding the planning and conservation legislation, including the impacts on the Pumping Engine House and local conservation area as heritage assets; as well as consider the listed building consent application for works to the Grade II* listed access shaft.

Surrounding area

22. The site is located within the tight network of streets that form the historic core of St Mary's Rotherhithe, a riverside 'London village', which centres on the Grade II* listed St Mary's Church (1714, spire rebuilt 1861) and is a street block to the west of the Brunel Museum.

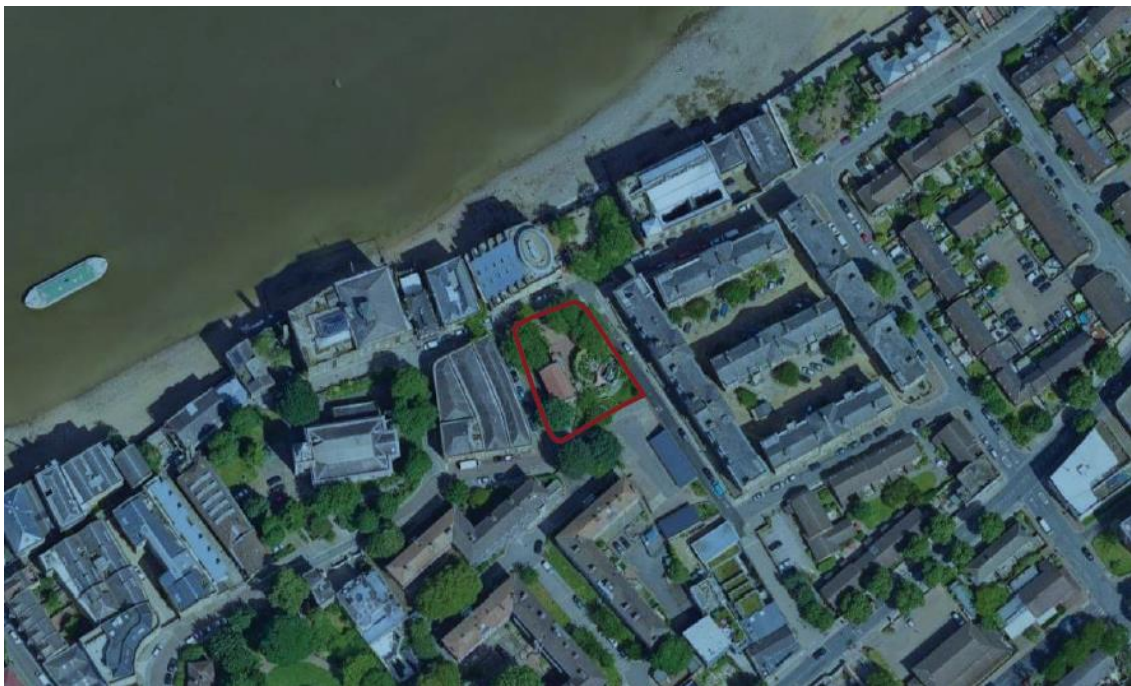


Figure 3: Site and its immediate context

23. The area contains a number of surviving late 18th century and early 19th century buildings, including the 3-storey Grices Granary (now film studios), which is linked by a high-level gangway to the warehouse at 119 Rotherhithe Street (now residential), which are to the immediate west and northwest of the museum, and are Grade II listed. The museum plaza is separated from the riverside by 121-123 Rotherhithe Road (Tunnel Wharf), a modern 7 storey residential building that cascades down westwards to the neighbouring warehouse (119); albeit the

Thames can be seen obliquely and its riverside walk accessed to the east of Tunnel Wharf, adjacent to the 4-storey warehouse building, Brandram's Wharf (now residential) at 127-131 Rotherhithe Street (Grade II listed). This historic core is designated a conservation area.



Figure 4: Site and its historic environment

To the east of the museum and plaza is the 5-storey residential block, Hyth House, which forms part of the council's neighbouring Swan Estate, erected during the early 1900s; whilst to the south is the 4-storey residential blocks of the council's Adam Gardens Estate, constructed in the 1940s, with its intervening parking apron and garages. The estates are outside the conservation area, as is the nearby Rotherhithe Station, which lies directly south of the garaging, some 50m from the museum and accessed along Railway Avenue.

Amendments to the application

24. Following the validation of the planning and listed building consent applications on 22 February 2021, a number of amendments and additional information have been submitted. They include the following:
- Site servicing plan showing the delivery and off-street servicing strategy
 - Site waste strategy showing the bin and recycling collection strategy
 - Revised plans, elevations and sections showing the amended roof located plant to the Pumping Engine House
 - Revised plan and south elevation of the pavilion showing the incorporation of a side window, internal shutters to the main entrance glazing, and the incorporation of cor-ten with an expressed standing seam profile
 - Revised landscape plan showing the proposed location of two new trees on site.

Consultation responses from members of the public and local groups

25. 93no. consultation letters were sent out to those premises fronting onto the plaza, with statutory adverts also placed in the local press. 63no. objections have been received to date, as well as two neutral letters and one letter in support of the proposals. The reasons for objection were fairly wide ranging, although almost all recorded the loss of trees and/or open space.

26. The material planning considerations raised by members of the public are summarised below:

Consultations

- Inadequate engagement by museum with the local community
- Insufficient public consultations on applications

Principle of development and proposed land uses

- Loss of open space as a community facility

Design quality and heritage impacts

- Inappropriate building position/ relocate to plaza
- Mass and shape would block views
- Incongruent design/ out of keeping with historic locality
- Too dominant
- Detracts from the local conservation area
- Over-development of the site
- Loss of artwork

Transport, parking, highways, deliveries and servicing matters

- Restricts public right of way
- Safety of entrance onto cycle path

Environmental Impacts

- Loss of valued cherry trees
- Loss of green open space
- Landscaping proposals are unsustainable and not environmentally friendly
- Inconsistent with Climate Emergency

Other matters - Non Material considerations

- Facilities not required and lack purpose
- Method for generating revenue.

27. The material planning considerations are addressed in the body of this report.

Planning history of the site, and adjoining or nearby sites

28. 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

29. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Environmental impact assessment
 - Design, layout and heritage assets
 - Landscaping and trees
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Highways and Transport
 - Environmental impacts
 - Energy and sustainability
 - Planning obligations (S.106 agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Community impact, equalities assessment and human rights
30. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

31. 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.
32. 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

33. 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 that are relevant to the

applications is provided at Appendix 2. Any policies that are particularly relevant to the consideration of the applications are highlighted in the report.

34. With regards to listed building consent application 21/AP/0628, the application is required to demonstrate that it conforms with the Listed Building and Conservation Areas Act (1990) [the Act] as amended and updated, as well as the material policy considerations in the NPPF, London Plan 2021, the Core Strategy 2011 and the Saved Southwark Plan 2007.
35. 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.

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

36. There are no new land use implications arising from the application proposals in that the Pumping Engine House, access shaft and their environs are already in lawful use as a museum, which is classified as Use Class F1(c). The new building would function as an additional museum facility, and would similarly be classified Class F1(c). Whilst the building would contain a small office, kitchen and a concessions point, these are regarded as ancillary to the operation of the main museum use and therefore would not raise any planning issues regarding potential any changes of use.
37. The improvement to the existing museum is supported in principle, being in accordance with extant planning policy 1.11 - Arts, Culture and Tourism Uses of the Southwark Plan (saved, 2007), albeit subject to a number of requirements. In addition to protecting existing cultural facilities in part (i), part (ii) goes on to state that:
 - ii. New Facilities:
Planning permission will be granted for new arts and cultural and tourism uses if they meet the following criteria:
 - a) Where the character of an area within a Strategic Cultural Area is not unacceptably compromised; and
 - b) Outside the Strategic Cultural Area, where the activity does not have a significant detrimental effect on the environment or local amenity, and has good public transport accessibility; and
 - c) All new visitor attractions will be expected to provide and implement a visitor management strategy to mitigate local impact on amenity.
38. A positive view towards Southwark's cultural activities is reflected in Strategic Policy 10(5) of the Core Strategy (2011), which requires development to "Protect (sic) creative, cultural and tourism facilities and encourage new facilities, particularly in strategic cultural areas". It is also an expectation of the London Plan (2021) policy HC5 - Supporting London's culture and creative industries,

which in paragraph A(3) states expects that development plans and proposals “identify, protect and enhance strategic clusters of cultural attractions”.

39. Southwark Council has designated St. Mary’s Rotherhithe a Strategic Cultural Area, which is based around St Mary’s church, the Mayflower wharf and the Museum. As discussed in greater detail within the Design section of this report, the alterations to the Pumping Engine House are designed to improve visitor access to and within this important historic building and to de-clutter the space and provide an enhanced museum display. The works to the access shaft are similarly in connection with upgrading the museum’s display, providing new audio-visual exhibits. The new facilities building is intended to rationalise the back-of-house activities, as well as providing an appropriate ‘welcome’ point for visitors.
40. Taken together, the proposals will enhance the operation of the museum and its promotion as an important historic and cultural facility within the strategic cultural quarter, and as such is accepted in principle. Regarding the criteria (a) to (c), these matters are addressed later within this report.
41. It is also relevant to note that as a museum, the Brunel Museum provides an educational resource within Southwark, with primary and secondary school parties from across the borough visiting the museum. This is regarded as generally in line with the Core Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles, which looks to improve educational opportunities.
42. The Brunel Museum, however, is designated within the council’s development plan as Borough Open Land (BOL). Open Space OS33 has its boundary drawn around the museum site and adjacent plaza. Policy 3.26 – Borough Open Land of the Southwark Plan (saved, 2007) states that:

Within Borough Open Land planning permission will not be granted for development unless:

 - i. It is ancillary to the use of the open space; and
 - ii. It is small in scale
 - iii. It does not detract from the site’s open nature and character and
 - iv. It is required to enhance activities associated with the particular open space and
 - v. It positively contributes to the setting and quality of the open space.
43. The policy approach is reiterated in Strategy Policy 11 – Open spaces and wildlife of the council’s Core Strategy, which seeks to maintain a network of open spaces and green corridors by “continuing to protect important open spaces from inappropriate development.” This protection extends to include Borough Open Land. The London Plan (2021) similarly recognises the value of open space at neighbourhood level, stating in policy G4(B.1) that “Development proposals should not result in the loss of protected open space.”
44. In this instance, the construction of the new facilities building would result in the loss of 66sqm (GEA) of open space within the designated open space OS33. The latter is referenced within the Southwark Plan as 1.2ha, measured as the

outer perimeter of the street block and including the existing buildings. The proposed loss would equate to 5% of the open space, rising to 7% if the existing buildings are excluded. The loss is therefore small both in its extent, but also in comparison to the overall size of the open space.

45. In terms of the quality of space that would be lost, whilst the land is grassed and contains shrubs and several trees, the landscaping provides modest amenity as the grass is patchy in places and the trees are mainly juvenile, though the semi-mature cherry trees have more of an impact. The public can gain access to the land. However, a large piece of artwork occupies much of the space, limiting the extent of public use of this part of the open space.
46. Though larger than the artwork, the scale and positioning of the new facilities building would nonetheless preserve the sense of space and character of the site, with the building being low-rise, carefully sculpted to reduce its wider visual intrusion (see later) and with open space retained to either side of the building, as well as a small threshold space. Moreover, the main plaza area to the north would be unaffected by the proposals and would remain the predominant space, strongly characterising the square. As such, it is considered that the development would not unduly detract from the open nature and character of the wider BOL. In addition, the building's notable design quality and the proposed landscaping enhancements would contribute positively to the setting and quality of the open space.
47. The museum is part-and-parcel of the open space in that the open space exists because of the buildings, its subterranean structures and the history of the site. The open space is the setting of the museum, as well as partly circulation space within the museum complex. It is therefore accepted that the new facilities building would enhance activities associated with the particular open space in terms of the museum use. In respect of criterion (i) – whether the building is ancillary to the use of the open space – this is a matter of activity and scale. Whilst the museum complex is significant, the wider public recreational use of the designated open space is likely to be greater as a result of this development and this use would only be marginally affected, if at all, by the new building. The public recreational use of the BOL currently focussed on the main plaza, would continue unaffected.
48. In conclusion, it is acknowledged that the scheme is not in full compliance with the council's planning policy on Borough Open Land. Nonetheless, the development is small, would not unduly affect the public recreational use of the space or its open nature or character as a leafy public square and would provide an engaging new building and landscaping that would contribute positively to the setting. The shortcoming would be outweighed by the strong contribution the development would make to the museum's cultural offer within a designated cultural quarter, and by the contribution to education. Therefore, on balance, the proposed land use is considered acceptable in principle.

Environmental impact assessment

49. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed

development due to the size and scale of the proposed scheme at 0.066 hectares.

Design, layout and heritage assets

Heritage considerations

50. The report considers both the relevant planning and listed building impact of the development. Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 states that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The NPPF (July 2021) reinforces this principle stressing that heritage assets are “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (para 189).
51. The NPPF requires Local Planning Authorities to identify the significance of a heritage asset and its setting, and to and take this into account when considering the impacts of a scheme, to avoid or minimise any conflict between the listed building and the proposals (para 195). It requires local authorities to take account of ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’ (para 197, b). It also sets out the tests for considering the impacts of a proposed development on a listed building, highlighting the need to give great weight to the conservation of the heritage asset (and the more important the asset, the greater the weight) and of evaluating the extent of harm or loss of its significance, and its justification. It expects the Local Planning Authority to generally refuse consent where the harm is substantial, or where necessary, assess that the impacts are outweighed by substantial public benefits (para 201). Where the development leads to less than substantial harm, this should be weighed against the public benefits, which can include securing the building’s optimum viable use (para 202).
52. With regards to the council’s Core Strategy, Chapter 12, Design and Conservation requires the conservation of listed buildings and conservation areas, while saved Southwark Plan policies 3.15 Conservation of the Historic Environment; Policy 3.16 Conservation areas; and 3.17 Listed Buildings are also relevant. The policy approach will shortly be carried through to the New Southwark Plan (NSP) in policies P18 and P20.

Significance of the heritage assets

53. The Pumping Engine House and access shaft are integral elements of the Thames Tunnel, a ground-breaking engineering project, conceived and executed by the celebrated 19th century engineers, Marc and Isambard Kingdom Brunel. The tunnel was the first ever tunnel in the world successfully excavated below a river, stretching contemporary engineering with new technology including the Cochrane tunnelling shield. It was designed to allow goods to easily cross the Thames, but on completion became used as a pedestrian tunnel, fair, venue and

host to all types of activity. It passed out of public use and eventually became a railway tunnel in 1869, and now serves the London Overground route.

54. The surviving historic fabric includes the tunnel itself and associated access shaft (Grade II* listed) and the Pumping Engine House (Grade II and scheduled monument). The buildings at ground level fell into disuse in 1920s, becoming derelict and neglected, before being transformed by the Brunel Museum Trust in 1975 into the museum.
55. The buildings have considerable significance, most notably their strong historical significance, being closely associated with and rare surviving buildings of Marc and Isambard Kingdom Brunel. The Engine House was only ever a temporary building to facilitate the construction of the tunnel, so its survival, albeit in modified form, is particularly notable. It provides great evidential value, along with the shaft, of the design and revolutionary construction techniques employed to construct the tunnel. Aesthetically, the buildings were part of a functional industrial landscape, but one designed to be temporary. They now sit within a relatively quiet residential area, and form a pleasing contrast to the adjacent traditional church of St Mary and the surviving elegant riverside warehouses. The buildings also have communal value as a museum, with international interest in the Brunel family and in industrial history, and is popular with a wide range of people from engineers to historians to local schools.
56. The museum forms a part of the St Mary's, Rotherhithe Conservation area, recognised as a good surviving example of a Thames riverside village, comprising its fine early 18th century church, domestic residences, warehouses and the industrial buildings of the Brunel Museum.

Design and impacts of the proposals on the heritage assets and townscape

57. The design proposals fall into three main elements; the alterations to the Engine House; alterations to the access shaft; and the construction of the new pavilion. Taking each element in turn:

Alterations to the Pumping Engine House

58. The proposals are for the refurbishment of the Engine House, looking to promote the space as one of the two main exhibition rooms; the other being the space at the base of the access shaft. The works would involve relocating the existing toilet and modest kitchen facilities out of the building and re-organising the storage and office facilities to generate additional display space. A new exhibition floorplate would be inserted with stairs and a new platform lift. The new mezzanine structure would incorporate new display boards and services (lighting, power, heating) and would be mainly self-supporting, with minimal fixtures into the existing walls. The structure would be in metal and timber and would have a modern, quasi-industrial design, similar to the modern staircase previously inserted within the access shaft.
59. Elsewhere, the modern glazed rear extension at mid-level would be upgraded for staff offices, including replacement bi-fold doors, and the small basement

revamped for museum storage. Several interventions would be made within the external fabric of the building, designed to improve visitor access and circulation, and to accommodate new services. They include the opening up of a new doorway at lower level and the lowering of the threshold of an existing doorway at mid-level on the east elevation, incorporating a painted loured fanlight above the door. Whilst the building would remain naturally ventilated, a natural ventilation heat recovery unit (NVHR) would be installed, located on the west side of the pitched roof below the gable end. The new door would be in metal.

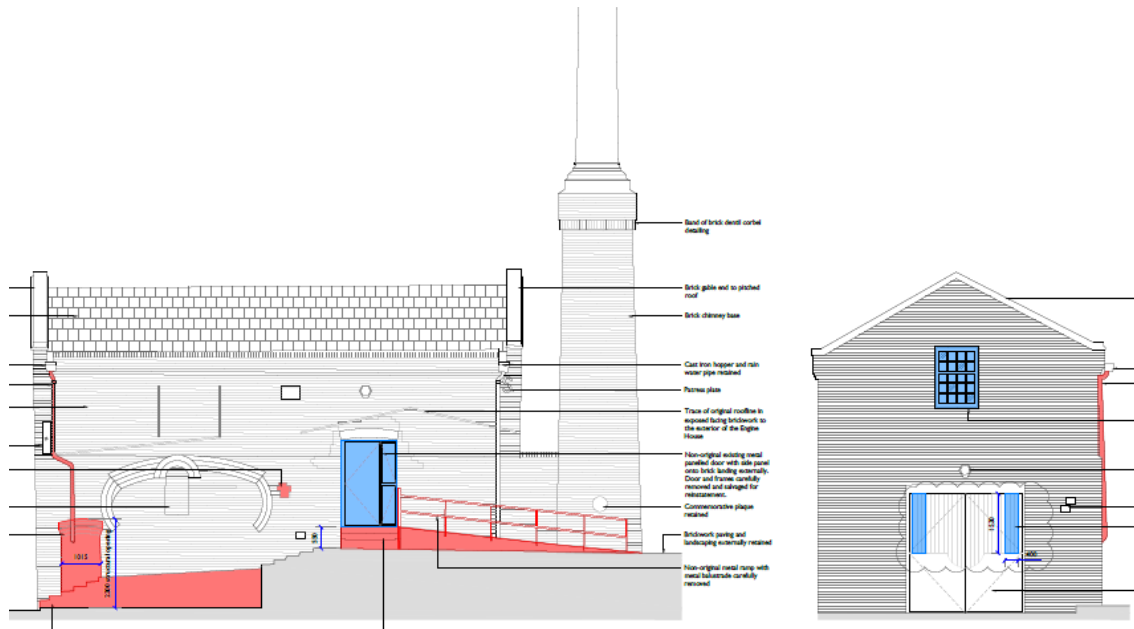
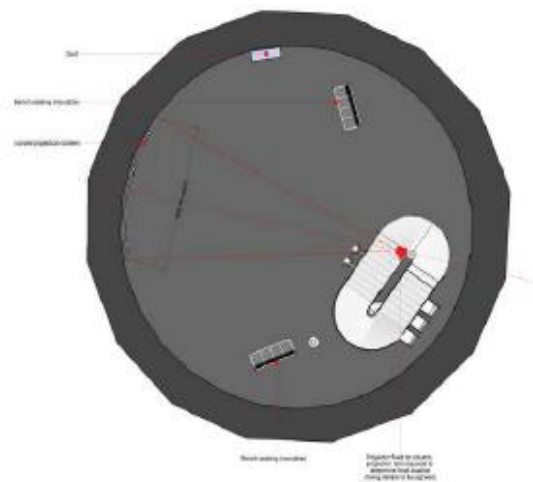


Figure 5: Proposed external alterations (east and south facades)

60. As noted earlier, the proposed alterations have been assessed by Historic England as sufficiently preserving the special interest of the building as a Scheduled Monument, and have therefore been approved. This is welcome in terms of assessing the current planning application, with the preservation of the heritage asset an important consideration. The decluttering of the space and opportunity to reveal its sense of scale and its brickwork construction are supported, as is the re-organisation of the exhibition display and its incorporation into the new circulation structure, which will form a freestanding structure with minimal fixings to the walls. The improved access and circulation, including disabled access, are supported. The external alterations are relatively minor in impact, with the new doorway positioned within an existing bricked up opening, whilst the lowering of the thresholds to allow level access is sensible and carefully handled. The new bi-folds replace modern conservatory doors, and are finished in black metalwork with a more industrial character. The new NVHR would vent through the roof, which is itself a replacement slate roof, whilst the unit would be modest in size, of a neutral colour and carefully positioned to reduce its visibility.
61. Overall, the proposed changes to the Pumping Engine House remain sympathetic to the host building and would not detract from its contribution to the townscape or the conservation area in general, preserving its character and appearance. This would be subject to conditions, ensuring details of the new rooftop plant, louvres and doors, including bifolds.

Alterations to the access shaft

62. The proposed interventions to the access shaft are internal and do not affect the townscape or conservation area, being matters for listed building consideration only. Within the access shaft the exhibition has been designed to tell the story of the construction of the tunnel, using audio visual devices and augmented reality. The equipment would mainly be fixed to the existing modern staircase in the shaft, minimising the need to fix the structures to the historic masonry walls. Where such fixings are required, the size and placement of the fixings have been minimised. A large projection screen would be attached to the wall, opposite the staircase, but has been designed as a curved, lightweight fabric screen, limiting the extent of fixings back to the wall. Proposed new furniture, including seating, would be freestanding and have no impact on the historic fabric.



Proposed screen layout



Proposed screen artist's impression

Figure 6: CGI of proposed audio-visual display within access shaft

63. Overall, the proposals have minimal impact upon the historic fabric, preserving its special interest, albeit any harm would be offset by the display itself, which would enhance the visitor experience and understanding of the shaft.

New facilities building

64. The proposals are for a pavilion building positioned at the southern end of the museum site on land currently given over to soft landscaping and an art installation. The building is designed to be compact in scale, with a modest sized footprint of 53 sqm (NIA) and single storey, with its massing carefully designed to reduce its visual impact. The building would be multi-functional, providing an entrance reception for ticketing, a grab-and-go concessions point for visitors, an office and staff kitchen, toilet facilities for visitors, and bin stores.
65. The building is almost kite-shaped in its planform, arranged east-west, with its entrance positioned towards its south-eastern flank, where it would set back from the back edge of the pavement to provide a modest threshold space, where visitors could gather before entry. A small bench is provided for amenity. The internal layout is cleverly arranged to provide a single ticketing point that allows the same member of staff to oversee the entrances to both the Pumping engine House and access shaft. The staff office and kitchen are located directly adjacent to this, whilst the toilets are located to the rear and are accessed from the museum courtyard space. Four toilets are provided, including a fully accessible WC.

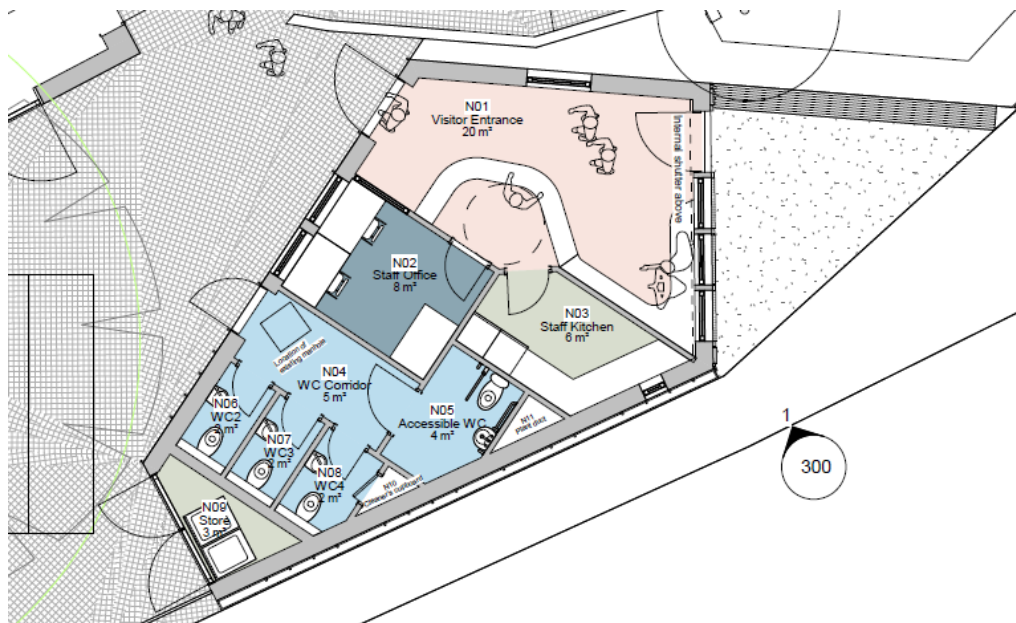


Figure 7: Pavilion - proposed floorplan

66. The single storey structure features an asymmetrical pitched roof form, which is designed to reduce its sense of scale within the townscape and its visual intrusion within the museum complex. The elevations would be finished in patinated metal cladding with a standing seam finish, which then folds to form the roof, creating a singular built form. The exception is the entrance elevation, which is finished in decorative ceramic tiles. Timber framed windows and entrance doors are provided, including a slot window on the southern flank elevation, overlooking the adjacent street.
67. Assessing the new facilities building, the structure is well-conceived in terms of its architecture and urban design. The positioning and orientation of the facilities building are rational and sensible, making good use of an under-utilised area

within the site and proximity to Railway Avenue, responding to the likely direction of arrival of most visitors. The setback threshold space and entrance design are engaging, whilst the side window brings design relief to the street elevation and informal surveillance. The internal layout is compact, but is well considered and functional.

68. In terms of scale, the restrained height of the new building is supported, given the sensitivity of its position immediately adjacent to the Pumping Engine House and access shaft. Importantly, the height remains low-rise and subservient to the heritage assets, allowing the listed structures to remain visually prominent in views into and across the museum complex. The new building would be apparent within Tunnel Road and Railway Avenue, by virtue of its position on the site's southern boundary, but would have limited impact on the wider townscape, being generally obscured from view by the existing museum buildings and mature tree cover, and by the tight urban form of the local context. Public views of the new building from within the plaza and adjacent streets would be glimpsed.

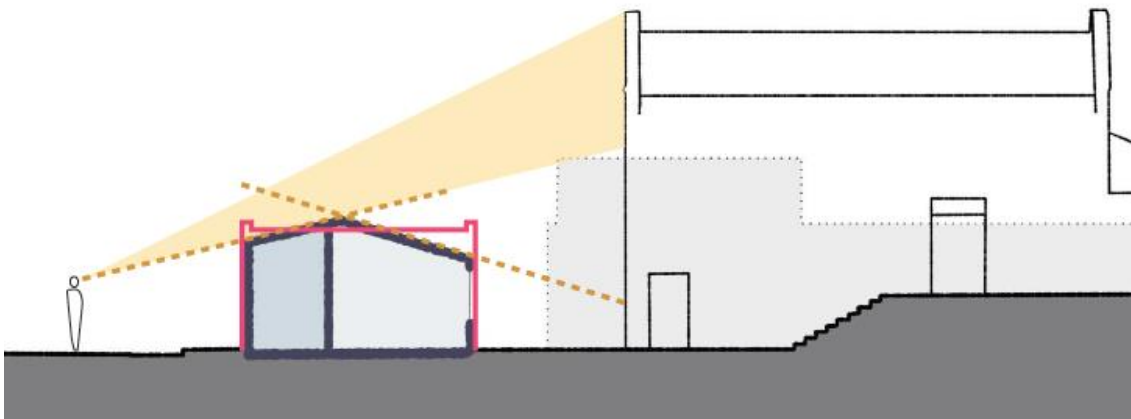


Figure 8: Pavilion - proposed height and massing

69. The design is modern and engaging, with its clever angularity and articulated massing carefully conceived to retain sightlines of the heritage assets, particularly from the southeast and southwest corners of the site. Combined with the material finishes, the design brings an architectural integrity to an otherwise modest building. The materials have been carefully selected to contrast with the existing traditional brick building of the Engine House and raw metal of the shaft. The cor-ten steel with its natural patination will be attractive, whilst giving a quasi-riverside industrial character to the designs and the appearance of a subsidiary structure. The quality of finishes is important and would be secured by condition, requiring the details of the decorative ceramic tiling, window and doorframes and internal shutters.
70. Overall, the architecture is convincing, its modern style reading as an evident, but nonetheless low-key intervention within the heritage site. It will intrude in the view of the Pumping Engine House and access shaft from the south, although the harm is minimised by the compact design. The building would not disrupt the views from within the remaining museum complex or adjacent plaza to the north.

Furthermore, it would not affect public views of the surrounding listed former warehouses and buildings within the immediate vicinity. Overall, the harm to the heritage settings would be less than substantial, and minor. Moreover, its construction would permit the back-of-house functions to be relocated from the Pumping Engine House, allowing the listed building to be better appreciated and promote greater interpretation of the Thames Tunnel.

71. The loss of the open space and trees would detract from the immediate townscape, albeit the loss would be limited by the building's compact form and offset to an extent by its engaging architecture and replacement trees (see below). The infill would also detrimentally impact upon the local conservation area with the loss of space and the building's unusual form contrasting with the grain and character of the conservation area, albeit its quasi-industrial design tones well with the access shaft and steel chimney. As such, the harm is less than substantial to the conservation area as the heritage asset, and minor.

72.



Figure 9: CGI of proposed pavilion – view from Railway Avenue

73. *Statutory consultations on heritage:* Historic England has responded to the proposals, confirming its support for the planning application on heritage grounds. It considers that whilst there was potential to cause a small degree of harm to the setting and character of the conservation area, the overall heritage benefit would outweigh the harm.

Conclusion on design and heritage impacts

74. Looking at the designs overall, the designs are intended to improve the functioning of the museum and the visitor experience. The proposed works to the Pumping Engine House and access shaft are sensible and sufficiently sensitive

to the heritage assets. Those to the Pumping Engine House would better reveal the historic fabric, as well as improve the visitor's understanding of the building and the Thames Tunnel in general. Historic England has acknowledged this in granting Scheduled Monument consent for the works. In terms of the planning application, the changes would have no detrimental impact on the townscape, preserving the local conservation area. The works to the Grade II* access shaft are internal only and minor, and would be carried out in a manner that conserves the heritage asset.

75. The main factor is the new pavilion, which is central to rationalising the Pumping House Station and providing enhanced visitor facilities. Its positioning and form are well considered, minimising its land-take, optimising its oversight of the museum, and limiting its disruption of views of the heritage assets. The design is modern and engaging, but remains both low-key and low-scale, that is for the most part sufficiently sympathetic with and subservient to the heritage assets. Whilst acknowledging its inherent design quality, it will nonetheless visually intrude within the immediate street scene, infilling an area of green open space and causing a degree of harm to the setting of the listed buildings and local conservation area.
76. The harm is less than substantial and minor, and is outweighed by the wider heritage benefits of better revealing the Pumping Engine House and the significance of the Thames Tunnel in general with the improved museum exhibitions, and securing the long-term viability of the heritage assets; and by the design benefits of improving access within the museum and informal surveillance.
77. In conclusion, the scheme meets the requirements of the council's design policies and the NPPF, providing a high quality design that sufficiently sustains the historic environment, and is therefore supported on these grounds, subject to appropriate conditions.

Landscaping and Trees

78. The proposals are for minor works to the landscape, designed to improve and clarify circulation around the museum complex, provide a safeguarded space for school groups, and improve the appearance of the grounds. This, however, is set against the backdrop of the loss of the open space and the removal of several existing trees to accommodate the new pavilion building.
79. The new pavilion would result in the loss of just over 50sqm of open space on the south side of the museum complex. The space currently comprises mainly grass with several shrubs, 2 semi-mature cherry trees and several juvenile trees. It also features a large metal and ceramic sculpture in the form of a stylised boat-shaped table and chairs. As discussed above, the loss of the open space is regrettable, but would be outweighed by the improvements to the museum as an important cultural space. Furthermore, improvements would be made to the biodiversity of the remaining area of soft landscaping.
80. The loss of the semi-mature cherry trees is important, however, the proposals would not affect the five mature false acacia trees (category A) to the north that positively contribute to plaza's tree-lined appearance and to the local

conservation area. Furthermore, the distinctive monkey puzzle tree (category A) in the south-east corner of the site would similarly be retained. The evergreen was donated by the Brunel Trust.



Figure 10: Proposed landscaping, including replacement trees

81. The cherry trees nonetheless bring an attractive, seasonal softness to the southern edge of the site when in blossom. The semi-mature trees are classified by the Council's arboriculture officer as category B, with a moderate amenity value and life expectancy of 20+ years. The scheme cannot accommodate their retention without significantly compromising the building's heritage-sensitive positioning and already compact footprint. There is also insufficient space for replacement cherry trees within the remaining garden space. The scheme therefore proposes two callery pear trees, which have a more compact form and which would be positioned within the south-east corner of the site, close to access shaft. As the new trees would have a narrower girth, a CAVAT payment of just over £4,600 is offered to provide new tree planting within the locality. Overall, this is considered sufficient mitigate for the loss of the two cherry trees and would be secured by a S.106 agreement.
82. Regarding the sculpture, the artwork does not relate to the story of the Thames Tunnel and its engineering. As the site contains a number of former industrial components as artwork (valves and pumps), as well as several sculptural pieces

that reference the tunnel, the removal of this piece from the site is not resisted. Arguably, its loss is balanced by the new decorative ceramic tiling of the pavilion entrance, which would provide visual interest. The museum has contacted a local community centre to discuss its relocation.

83. Looking at the main landscaping elements, the existing perimeter metal fence would be refurbished and painted in a neutral gun-metal grey colour. It would also be extended to enclose the southwest corner of the site, which is currently only bollarded, and to delineate the museum complex from the plaza to the north. Gates, however, would be provided to allow secondary access at these points. The extended railings would work with the new entrance pavilion to create a 'paywall' to the museum in a suitably low-key manner, with the railings only 0.9m in height. The perimeter railings would also provide an element of security for school groups, who would have the opportunity to use the hard-landscaped southwest corner as a flexible breakout/ picnic space.
84. The museum's new entrance threshold would be surfaced in granite setts with a low-rise brick all to the side that would double as informal seating. Elsewhere within the site the pathways would be finished in permeable brickwork, with the levels regraded by the Pumping Engine House to allow level entry to the lowered doorway. Onward access would be either through the building using the internal stairs and lift, or by passing to the side of the building, using a new metal staircase that would replace and regrade the existing concrete stairs and suggest a more industrial character. The ramp towards the access shaft would be retained, but would incorporate new planters and handrails. New wayfinding and information totem signs would be erected within the museum complex.
85. Regarding the soft landscaping within the museum, the remaining area of grass and shrubs in the southeast corner would be cleared and replanted as wildflower meadow, with additional shrub planting along the site boundaries and adjacent circulation ramp. The informal garden area above the access shaft would be retained as is. Lastly, additional perimeter planting would also be introduced within the plaza, which itself would remain finished in brickwork paving that would be overhauled.
86. Assessing the landscaping, the improved delineation of the museum site and its circulation is welcome, as is the proposed hard and soft landscaping, which are of sufficiently high quality, although the details for the new planting should be confirmed by condition, as should the detailed design of the totem signs. The low-key character of the paywall is supported.

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

Daylight, sunlight and overshadowing

87. The main amenity consideration is the position of the new facility building and its proximity to existing residential flats within the neighbouring Adam Gardens Estate to the south and Hythe House (Swan Estate) to the east.
88. The new building is single storey with a compact form and has been designed to

limit its physical and visual intrusion within its context. The building is 3.2-3.3m to eaves height on its south-facing elevation, with its gabled east elevation 3.8m in height. The roof form is folded, reaching a maximum height of 4.3m. The building is located to the north of the Adam Gardens estate and to the east of Hythe House, with intervening distances of approximately 21m and 20m, respectively. Given its location, low scale and intervening distances, the development would have no impact upon neighbouring residential windows in terms of daylight, sunlight or overshadowing.

Privacy, outlook and sense of enclosure

89. The new building would be offset to one side of the residential blocks of the Adams Gardens Estate. The main view from the museum entrance frontage would be onto the estate's parking forecourt. Whilst a window is provided within the building's southern elevation it is narrow and therefore limited in its outlook. Moreover, the view towards the residential buildings would be oblique and largely obscured by the estate's bin store, which sits at the front of the estate. Given this and the intervening distance of 21m to the nearest residential window, the proposals would have no impact on privacy and outlook, and would not cause any sense of enclosure to flats within the estate.
90. There would be a more of a direct relationship with Hythe House, which is to the east of the site, albeit the entrance façade is angled, easing this relationship with the residential building. Moreover, the entrance façade would be set back behind the retained corner green space with its monkey puzzle tree and new landscaping, and similarly given its single storey and the intervening distance of almost 20m is not considered to have any harmful impact upon privacy, outlook or sense of enclosure of the flats.

Noise and vibration

91. Regarding the potential of the new development for generating noise, this could arise from one of two sources, namely the new plant equipment proposed at part of the alterations to the Pumping Engine House, and visitor noise. Regarding the first, the scheme does not propose air-conditioning, but relies on electric radiators and natural ventilation. The plant is part of a natural ventilation heat recovery unit (NVHR), which serves to expel hot air during the summer and draw in air during the winter. The equipment is small in size and relatively quiet to operate. There is no expectation that the equipment would cause any undue problems of vibration.
92. The new facilities building is similar in relying on electric radiators and natural ventilation, albeit there would be no heat recovery services in this instance, the building being too small to make it practical. The extraction equipment for the toilet facilities and small kitchen area would be of a domestic scale, using fans and grilles typically found on residential properties. Nonetheless, a condition is proposed ensuring any plant noise output or vibration from both buildings would remain within an acceptable level for neighbours.
93. In terms of noise from visitors, it is not expected that there would be any

disturbance to residents over-and-above the present operation of the museum. The museum would continue with its current hours of operation, which for those visiting the museum are generally 11am to 5pm, partly reflecting the fact that it is run by volunteers. The museum is a lawful established use and the premises has a license to operate daily, between 10am to 12.30am, although the museum does so only occasionally for special or private events.

94. There would be additional visitors, albeit the museum is predicting only a modest daily increase of 6 two-way person trips above the existing level of 28 two-way person trips. This would occur during its normal visitor opening times and therefore would not cause any undue noise disturbance to local residents or businesses. The new building is designed mainly to facilitate entry into the museum and to improve visitor bathrooms amenities, but is not intended to function as an event space. The location of the entrance and the proposed bench would marshal the visitors within the small threshold space, where they is sufficient distance from neighbouring residential windows to limit any undue disturbance. Nonetheless, a condition requiring the submission of a visitor management strategy is recommended, which would confirm the museum's operation as a visitor attraction and vehicle servicing (see below).
95. In conclusion, it is considered that the development proposals would not cause any detrimental impacts upon residents' amenity, subject to conditions to safeguard noise and vibration levels, and for a visitor management strategy. It is therefore in accordance with saved policies 3.2 – Protection of amenity and 3.11(iiC) - Arts, Culture and Tourism Uses, and Strategy Policy 13 of the Core Strategy.

Highways and Transport

Servicing and deliveries

96. The new pavilion building includes a small refuse store, which is integrated into its western elevation, fronting onto the existing area of hard landscaping within the southwest corner of the site. The store provides 3sqm of storage, which could accommodate two moderate sized Eurobins (770 litres), allowing the separation of residual waste and recyclable waste. Refuse would be collected once per week, with the bins brought out onto the apron area in preparation for collection. Loading would take place from the adjacent roadway, making use of the existing dropped kerb. Adequate turning space is available for the waste collection lorry using the adjacent estate service road. Deliveries would take place using a similar arrangement, with any lengthy delivery having the option of using the area of hardstanding within the site for off-street servicing. The applicants are not predicting any servicing requirements over-and-above the current levels. The proposed arrangements are considered satisfactory.

Cycle Parking

97. The proposal includes the provision of 6 cycle parking spaces for visitors within

the site. These are provided as Sheffield stands, located towards the north west corner of the plaza.

Car Parking

98. No car parking spaces are to be provided for staff or volunteers. There is space for one off-street parking space, though this would be reserved for visitor disabled parking, which would need to be booked prior to arrival. This would allow the museum to co-ordinate the use of the space with servicing, and to ensure the access gate is opened in time for the visitor to arrive. Visitors and staff would be encouraged to use public transport or to cycle.
99. The site has a PTAL score of 4, which demonstrates good connection to TfL services. One disabled car parking space will be provided as off-street parking, which would need to be booked prior to arrival.

Highway Works

100. The Highways Development team have reviewed the submitted information with regards to the proposed development. Alterations and mitigation measures relating to highway works will be required in order to accommodate the proposed development. This includes:
 - *Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development*
 - *Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths.*
101. These works will be secured through a S278 agreement which the applicant has agreed to enter into with the Local Authority.

Access

102. The proposal is for one main pedestrian entrance to the museum complex, which serves as a controlled pay-point and is to be on its southern edge, addressing Tunnel Road (south). The entrance would be legible to visitors arriving from Rotherhithe Station via Railway Avenue. New wayfinding totems positioned around its perimeter boundary would direct visitors to the main entrance and its pay point.
103. Whilst the entrance is close to a cycleway (Q14) that runs parallel to the southern site boundary, an existing public footpath would serve the entrance and would separate the building from the cycleway. The footpath width is modest. However, it would be supported by the entrance threshold space, which would provide sufficient room for visitor gathering prior to entering the new building. The layout of the threshold space is splayed, allowing pedestrians clear onward views when

existing the museum. As such, the museum access would not impact upon the operation of the cycleway or cause undue pedestrian safety concern.

104. A pedestrian gate is included within the plaza, which would allow for a secondary means of access. The gateway in the south-west corner of the site would permit vehicle servicing and occasional off-street parking.

Environmental impacts

Archaeology

105. The site is located within the North Southwark and Roman Road Archaeological Priority Zone, formerly the Borough, Bermondsey and Rivers Archaeological Priority Zone. The area of the Pumping Engine House is dual listed and scheduled. The Inspector of Ancient Monuments has issued a decision notice for Scheduled Monument Consent for the works to this building.
106. The applicants have submitted a written scheme of investigation for archaeological recording to be undertaken on site. The council's archaeological officer has reviewed the submission and considers that the document is suitable and mitigates the need for a condition. The archaeological works should be undertaken accordingly.
107. There are no archaeological implications for the works to the Grade II* listed access shaft. The main focus of the archaeological works is the Pumping Engine House as a Grade II listed building and Scheduled Monument, and would be recording any findings during the proposed alterations to its floor levels. The construction of foundations for the new pavilion building would require archaeological monitoring, as would the levelling and access changes within the site in connection with re-landscaping. The recording of any new external fabric of the boiler house exposed by alterations to external levels would be included in any watching brief report. All recording works should be undertaken according to the submitted written scheme of investigation. This will require approval from the council and an appropriate condition is recommended.

Air quality

108. The site is within an Air Quality Management Area. Saved policy 3.6 states that planning permission will not be granted for development that would lead to a reduction in air quality. P64 similarly requires that development achieve or exceed air quality neutral standards and reduces exposure to and mitigate the effects of poor air quality.
109. The construction work related to this application is minor in scale. The proposal would not involve any wholesale demolition of buildings and as such it is not envisaged the proposal will result in adverse impact on air quality. Moreover, proposal includes enhanced soft landscaping and additional planting that would provide air quality benefits.

110. Air quality impacts are more likely to result from any potential increase of visitor car journeys, although the increase in visitor numbers is expected to be modest and visitors would be encouraged to visit on foot or by public transport. Additional cycle spaces are being provided to encourage sustainable travel and are considered sufficient.

Construction Logistics

111. Given the relatively tight network of streets and the sensitivity of the surrounding historic and residential townscape, a Construction Environmental Management Plan is recommended to ensure health, safety and impacts from deliveries and servicing do not cause pollution, collision damage or unreasonable disturbance during the construction phase. This is to be secured by way of a pre-commencement condition which the applicant has agreed to in writing.

Energy and sustainability

112. Strategic Policy 13 of Southwark's Core Strategy requires development to meet the highest possible environmental standards, to be designed and built to minimise greenhouse gas emissions, and to become more energy efficient.
113. Historic England states that listed buildings are exempt from compliance with the energy efficiency requirements of Part L of Building regulations to the extent that the requirements would "unacceptably alter the character or appearance of such buildings". Saved Southwark Plan Policy 3.17 Listed buildings requires that developments should preserve the building and its features of special architectural or historic interest.
114. As the proposal is for a minor application the proposal is not required to provide a minimum of 40% reduction on building regulations and zero carbon (100%). The proposed services within the Engine House have been developed to be as sustainable and low-energy as possible, balanced with the need to limit the impact on new services on the historic fabric. The scheme therefore relies on a strategy of electric low-level radiators and radiant panels for heating, stack ventilation for air circulation, and natural ventilation for cooling; and includes a natural ventilation heat recovery unit (NVHR).

Fire safety

115. Planning applications for specified high-rise residential buildings are required to be accompanied by a Fire Statement as legislated in The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021. As the site is a non-residential the site is not required to provide a fire statement for this proposal.

Planning obligations (S.106 agreement)

116. 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 echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

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

117. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

118.	Planning Obligation	Mitigation	Applicant Position
	Trees planting	<i>A Planning Obligation is required for a tree contribution totalling £4,632.04 to allow for 113.925cm girth to be planted within 1km of the site within Housing and Public Realm. This includes the planting of 7 x 14-16cm Cherry trees of different varieties for local housing and open ground.</i>	Agreed.

119. The Highways Development Team have also requested the following works by way of a Section 278 agreement:

- *Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development*
- *Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths*
- *Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls or railings in order to improve effective footway widths.*

120. In the event that a satisfactory legal agreement has not been entered into by 6 May 2022, it is recommended that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the following reason:

The proposal, by failing to secure appropriate planning obligations secured through the completion of a s106 agreement fails to ensure adequate mitigation of the loss of trees and the harmful impact this would have on biodiversity, townscape and the character and appearance of the St Mary's Rotherhithe Conservation Area, in accordance with saved policy 2.5 of the Southwark Plan 2007, strategic policy 14 of the Core Strategy and policy

Mayoral and borough community infrastructure levy (CIL)

121. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
122. This proposal is not CIL liable, the proposal does not include additional residential floorspace and the proposal is not a CIL development type with a CIL rate.

Community impact and equalities assessment

123. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
124. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
125. 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.

126. 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

127. 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.
128. This application has the legitimate aim of day care and nursery facilities and refurbishment works to the existing building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

129. 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.
130. 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 agreed Planning Performance Agreement date?	NO

CONCLUSION

131. It is therefore recommended that planning permission be granted, subject to conditions and the timely completion of a Section 106 agreement regarding tree planting, and that Listed Building Consent be granted, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 269-271-H Application file: 21/AP/0628 & 21/AP/0629 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	Richard Craig, Team Leader	
Version	Final	
Dated	22 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		23 November 2021

APPENDIX 1**First Recommendation – Planning Permission 21/AP/0628**

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	Mr Julian Ayre Brunel Museum	Reg. Number	21/AP/0628
Application Type	Minor application		
Recommendation	GRANT permission	Case Number	269-271-H

Draft of Decision Notice**Grant subject to Legal Agreement for the following development:**

Works to the exterior and interior of the Engine House as part of the Brunel museum Reinvented project. Proposed new entrance pavilion and associated landscaping works to the site. Minor works to create an audio-visual experience within the Tunnel Shaft.

The Brunel Museum Railway Avenue London Southwark

In accordance with application received on 22 February 2021 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed BMR-220-A1L received 24/07/2021

Plans - Proposed BMR-221-A1L received 24/07/2021

Floor Plans - Proposed BMR-203-A1L received 24/07/2021

Floor Plans - Proposed BMR-254-A1L received 24/07/2021

Plans - Proposed BMR-270-A1L received 24/07/2021

Plans - Proposed BMR-271-A1L received 24/07/2021

Plans - Proposed BMR-260-A1L received 24/07/2021

Plans - Proposed BMR-270-A1L received 24/07/2021

Floor Plans - Proposed BMR-THA-XX-00-DR-A-150-P7 received 24/07/2021

Plans - Proposed BMR-THA-XX-00-DR-A-300-P8 received 24/07/2021

Other Documents

Waste Management Strategy BMR-THA-DR-A-Waste Servicing received 24/07/2021

Service Management Report BMR-THA-DR-A-Site Servicing received 24/07/2021

Landscaping and open space statement 0669.1.2 01.07.21 received 24/07/2021

Time limit for implementing this permission and the approved plans

2. TIME LIMIT CONDITION

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

Reason:

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

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

3. MATERIALS - PAVILION BUILDING

Details (including sample) of the following materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above grade works are carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

- (a) metalwork with standing seam finish for the building's flank and rear elevations and roof
- (b) ceramic finish for the building's entrance elevation

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).

4 DETAILS - PAVILION BUILDING

Shop drawings (scale 1:2 or 1:5) for the following shall be submitted to this Local Planning Authority and approved in writing prior to the commencement of the relevant works:

- (a) windows, including reveals
- (b) internal shutters, and
- (c) external doors.

No external shutters or grilles are to be fixed to the building.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011) and Saved Policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) and 3.17 (Listed Buildings) of The Southwark Plan (2007).

5. NEW PERIMETER WALL/BENCH AND RAILING

Shop drawings at a scale (1:2 or 1:5) of the new perimeter wall/bench and railings shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the relevant works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011) and Saved Policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) and 3.17 (Listed Buildings) of The Southwark Plan (2007).

6. HARD AND SOFT LANDSCAPING

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

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

7. HARD AND SOFT LANDSCAPING (2)

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 or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

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

8. Visitor Management Strategy

Prior to the occupation of the new facilities building, a document setting out the museum's Visitor Management Strategy shall be submitted to and approved by the local planning authority, and that the museum shall implement the strategy, unless otherwise agreed by the Council in writing. The strategy is for the management of members of the public visiting the site and shall address matters including but not limited to the following:

- a) Measures to encourage visitors to arrive by foot, bicycle or public transport
- b) Supervision of the site by staff during public opening hours
- c) Measures to discourage noise, anti-social behaviour and crime within the site
- d) Measures to control congestion at the public entrance(s) and public open spaces within the site
- e) Measures to control and co-ordinate servicing, waste collection and the use of the off-street disabled parking bay
- f) Measures to protect the amenity of residents within the streets surrounding the site, including publication of museum's contact details as a considerate operator.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the amenity of the area, the safety and security of visitors and staff and visiting the museum and the amenity and privacy of adjoining occupiers in accordance with Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); Strategic Policy 13 (High environmental standards) of The Core Strategy (2011); and Saved Policies 1.11 (Arts, culture and tourism), 3.2 (Protection of Amenity) and 3.14 (Designing out crime) of the Southwark Plan (2007).

9. DETAILS - PUMPING ENGINE HOUSE

Shop drawings (scale 1:2 or 1:5) for the following shall be submitted to this Local Planning Authority and approved in writing prior to the commencement of the relevant works:

- (a) Roof plant
- (b) external louvres, Including material finishes, and
- (c) external doors.

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

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011) and Saved Policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) and 3.17 (Listed Buildings) of The Southwark Plan (2007).

Permission is subject to the following Compliance Condition(s)

10. ARCHAEOLOGICAL MITIGATION: COMPLIANCE WITH WSI

a. During all below grade works or impacts to historic buildings, the applicant shall carry out archaeological mitigation in accordance with an archaeological written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority The Brunel Museum, Rotherhithe, London Borough of Southwark, Outline Written scheme of investigation for historic building recording and archaeological watching brief, March 2021, Purcell. The below-grade works shall not be carried out otherwise than in accordance with any such approval given and in compliance with the method set out in the approved WSI.

b. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the archaeological interest of the site is preserved by record or in situ, that archaeological operations are undertaken to an acceptable standard, and in order to mitigate the impact of the works on the archaeological resource, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

11. Archaeological Reporting

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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

12. PROVISION OF CYCLE STORAGE

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

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

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: 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).

13. PROVISION OF REFUSE STORAGE

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

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

Reason:

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

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location.

For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

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

Permission is subject to the following Special Condition(s)

15. Lighting Details

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); Strategic Policy 12 (Design and Conservation and) Strategic Policy 13 (High environmental standards) of The Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out crime) of the Southwark Plan (2007).

16. Arboricultural Site Supervision

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

Reason:

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

Second Recommendation – Listed Building Consent 21/AP/0629

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	Mr Julian Ayre Brunel Museum	Reg. Number	21/AP/0629
Application Type	Listed Building Consent		
Recommendation	GRANT consent	Case Number	269-271-H

Draft of Decision Notice

Listed Building Consent is granted subject to the following condition(s)

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

Reference no. / Plan/document name / Revision: Received on:
 04.03.2021-Waste Servicing Waste Management Strategy 27.07.2021
 04.03.2021 - Sire Servicing Service Management Report 27.07.2021
 0669.1.2 01.07.21 Landscaping and open space statement 27.07.2021

BMR-220-A1L Plans - Proposed 27.07.2021
 BMR-221-A1L Plans - Proposed 27.07.2021
 BMR-203-A1L Floor Plans - Proposed 27.07.2021
 BMR-254-A1L Floor Plans - Proposed 27.07.2021
 BMR-270-A1L Plans - Proposed 27.07.2021
 BMR-271-A1L Plans - Proposed 27.07.2021
 BMR-260-A1L Plans - Proposed 27.07.2021
 BMR-270-A1L Plans - Proposed 27.07.2021
 BMR-THA-XX-00-DR-A-150-P7 Floor Plans - Proposed 27.07.2021
 BMR-THA-XX-00-DR-A-300-P8 Plans - Proposed 27.07.2021

Reason:

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

1. Time limit condition

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

2. Compliance condition

MATERIALS TO MATCH EXISTING - ACCESS SHAFT

All new internal/external works and finishes and works of making good to the Access Shaft shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building 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).

Informative notes to the applicant relating to the proposed development

1. This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

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 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- 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 D8 Public realm
- Policy D12 Fire safety
- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling Policy
- T6.5 Non-residential disabled persons parking
- 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 3 Shopping, leisure and entertainment
- Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 10 Jobs and businesses
- Strategic Policy 11 Open spaces and wildlife
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards.

Southwark Plan 2007 (saved policies)

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:

The relevant policies in the Plan are:

- Policy 1.1 Access to employment opportunities
- Policy 1.11 Arts, Culture and Tourism
- Policy 2.1 Community facilities
- Policy 2.5 Planning obligations
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- Policy 3.9 Water
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.14 Designing out crime
- Policy 3.15 Conservation of the historic environment
- Policy 3.16 Listed Buildings (1)

- Policy 3.17 Listed Buildings (2)
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 Archaeology
- Policy 3.26 Borough Open Land
- Policy 3.29 Thames Policy Area
- 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.

SPDs

Of relevance in the consideration of this application are:

- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)
- Sustainable Design and Construction SPD (2008)
- St Marys Rotherhithe Conservation Area

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
<p>04/AP/0182 and 04/AP/0185 Planning application and listed building consent application for the installation of railings (0.9 metre in height) on existing dwarf wall, provision of new gates, installation of seating area with picnic table, together with ancillary landscaping to lower park.</p>	<p>Dec: GRANTED Date: 22/4/04</p>
<p>05/AP/0713 Planning application for the installation of 3 benches of different designs and a blue glass 'river' motif set into the existing brick pavements of the upper piazza together with a new pedestrian ramp and steps from the street to upper piazza level.</p>	<p>Dec: GRANTED Date: 8/6/05</p>
<p>06/AP/0682 Planning application for the erection of single storey extension by enclosure of open yard with a glazed roof and replacement of railings with glazed screen on north elevation, for use as a cafe; external alterations - replacement of roof slates with clay pantiles, raising of door with new arch over on east elevation, installation and replacement of lead soakers, flashing, gutters and downpipes and brickwork repointing.</p>	<p>Dec: GRANTED Date: 1/6/06</p>
<p>06/AP/1157 Planning application for new roof to protect existing air extract fans and newly refurbished spiral stairs.</p>	<p>Dec: GRANTED Date: 11/10/06</p>
<p>08/AP/0342 Listed building consent application for works, comprising re-cabling, provision of a new power, signals and other works in The Thames Tunnel: all required as part of The East London Line Project</p>	<p>Dec: GRANTED Date: 15/4/08</p>
<p>08/AP/1160 Listed building consent application for the insertion of the new concrete slab within the southern shaft at a depth of 7.5m</p>	<p>Dec: GRANTED Date: 12/6/08</p>

<p>13/AP/0217 Planning application for the retention of works associated with prior approval (LBS Reg: 06-AP-0682), including: i) powder coated grey aluminium frames to cafe conservatory ii) metal ramp to front door iii) brick steps and double entrance doors to café.</p>	<p>Dec: GRANTED Date: 3/4/13</p>
<p>14/AP/2005 Listed building consent application for the insertion of a new internal staircase and re-arrangement of the existing ventilation pipework within shaft, and external works, including new entrance door</p>	<p>Dec: GRANTED Date: 26/8/14</p>
<p>14/AP/2004 Planning application for the change of use from railway infrastructure to museum/ theatre use (D1) within shaft, and alterations, including new entrance door</p>	<p>Dec: GRANTED Date: 1/12/14</p>
<p>16/AP/0199 Listed building consent application for the installation of new security grille to existing doorway in shaft wall.</p>	<p>Dec: GRANTED Date: 17/3/16</p>
<p>18/AP/2178 Planning application for the retention of the use of the gardens above the shaft for social events ancillary to the D1, museum use</p>	<p>Dec: GRANTED Date: 26/9/18</p>

Consultation undertaken

Site notice date:	Not displayed
Press notice date:	25/2/21
Case officer site visit date:	14/5/21
Neighbour consultation letters sent:	25/2/21 and 23-24/3/21

Internal services consulted

- Environmental Protection
- Community Infrastructure Levy Team
- Design and Conservation Team [Formal]
- Archaeology
- Urban Forester
- Highways Development and Management
- Transport Policy
- Waste Management

Statutory and non-statutory organisations

- Historic England
- Metropolitan Police Service (Designing Out Crime)

Neighbour and local groups consulted:

123 Rotherhithe Street London Southwark
 132 Adams Gardens Estate London Southwark
 123 Adams Gardens Estate London Southwark
 Flat 19 Hythe House Swan Road Estate Swan Road
 2 Grices Wharf Apartments 119 Rotherhithe Street London
 Flat B 121-123 Rotherhithe Street London
 135 Adams Gardens Estate London Southwark
 Flat 8 Hythe House Swan Road Estate Swan Road
 Flat 22 Hythe House Swan Road Estate Swan Road
 140 Adams Gardens Estate London Southwark
 121 Adams Gardens Estate London Southwark
 Flat C 121-123 Rotherhithe Street London
 Flat 6 121-123 Rotherhithe Street London
 Flat 12 121-123 Rotherhithe Street London
 Flat 7 Hythe House Swan Road Estate Swan Road
 Flat 11 Hythe House Swan Road Estate Swan Road

Flat 8 121-123 Rotherhithe Street London
Flat 3 121-123 Rotherhithe Street London
Flat 29 Hythe House Swan Road Estate Swan Road
133 Adams Gardens Estate London Southwark
1 Grices Wharf Apartments 119 Rotherhithe Street London
Flat A 121-123 Rotherhithe Street London
Flat 1 121-123 Rotherhithe Street London
145 Adams Gardens Estate London Southwark
141 Adams Gardens Estate London Southwark
138 Adams Gardens Estate London Southwark
129 Adams Gardens Estate London Southwark
126 Adams Gardens Estate London Southwark
122 Adams Gardens Estate London Southwark
Flat 9 Hythe House Swan Road Estate Swan Road
Flat 40 Hythe House Swan Road Estate Swan Road
Flat 39 Hythe House Swan Road Estate Swan Road
Flat 36 Hythe House Swan Road Estate Swan Road
Flat 34 Hythe House Swan Road Estate Swan Road
Flat 31 Hythe House Swan Road Estate Swan Road
Flat 3 Hythe House Swan Road Estate Swan Road
Flat 28 Hythe House Swan Road Estate Swan Road
Flat 25 Hythe House Swan Road Estate Swan Road
Flat 23 Hythe House Swan Road Estate Swan Road
Flat 20 Hythe House Swan Road Estate Swan Road
Flat 16 Hythe House Swan Road Estate Swan Road
Flat 14 Hythe House Swan Road Estate Swan Road
Flat 1 Hythe House Swan Road Estate Swan Road
6 Grices Wharf Apartments 119 Rotherhithe Street London
4 Grices Wharf Apartments 119 Rotherhithe Street London
101 Adams Gardens Estate London Southwark
Flat 13 121-123 Rotherhithe Street London
Flat 10 121-123 Rotherhithe Street London
Flat 5 121-123 Rotherhithe Street London
132 Rotherhithe Street London Southwark
Flat 6 Hythe House Swan Road Estate Swan Road
Flat 5 Hythe House Swan Road Estate Swan Road
Flat 4 Hythe House Swan Road Estate Swan Road
Flat 38 Hythe House Swan Road Estate Swan Road
Flat 37 Hythe House Swan Road Estate Swan Road
Flat 35 Hythe House Swan Road Estate Swan Road
Flat 33 Hythe House Swan Road Estate Swan Road
Flat 32 Hythe House Swan Road Estate Swan Road
Flat 30 Hythe House Swan Road Estate Swan Road
Flat 27 Hythe House Swan Road Estate Swan Road
Flat 26 Hythe House Swan Road Estate Swan Road
Flat 24 Hythe House Swan Road Estate Swan Road
Flat 21 Hythe House Swan Road Estate Swan Road
Flat 2 Hythe House Swan Road Estate Swan Road

Flat 18 Hythe House Swan Road Estate Swan Road
Flat 17 Hythe House Swan Road Estate Swan Road
Flat 15 Hythe House Swan Road Estate Swan Road
Flat 13 Hythe House Swan Road Estate Swan Road
Flat 12 Hythe House Swan Road Estate Swan Road
Flat 10 Hythe House Swan Road Estate Swan Road
143 Adams Gardens Estate London Southwark
142 Adams Gardens Estate London Southwark
139 Adams Gardens Estate London Southwark
137 Adams Gardens Estate London Southwark
136 Adams Gardens Estate London Southwark
134 Adams Gardens Estate London Southwark
131 Adams Gardens Estate London Southwark
130 Adams Gardens Estate London Southwark
128 Adams Gardens Estate London Southwark
127 Adams Gardens Estate London Southwark
125 Adams Gardens Estate London Southwark
124 Adams Gardens Estate London Southwark
82 St Marychurch Street London Southwark
1 Tunnel Road London Southwark
121-123 Rotherhithe Street London Southwark
7 Grices Wharf Apartments 119 Rotherhithe Street London
5 Grices Wharf Apartments 119 Rotherhithe Street London
3 Grices Wharf Apartments 119 Rotherhithe Street London
Flat 9 121-123 Rotherhithe Street London
Flat 7 121-123 Rotherhithe Street London
Flat 4 121-123 Rotherhithe Street London
Flat 2 121-123 Rotherhithe Street London
Flat 11 121-123 Rotherhithe Street London

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

- Environmental Protection
- Community Infrastructure Levy Team
- Design and Conservation Team [Formal]
- Archaeology
- Urban Forester
- Highways Development and Management
- Transport Policy

Statutory and non-statutory organisations

- Historic England
- Metropolitan Police Service (Designing Out Crime)

Neighbour and local groups consulted:

127-131 Rotherhithe Street Flat 44 Brandrams Wharf London

82 St Marychurch Street Rotherhithe

5 King Stairs Close London SE16 4JF

Flat 59 Osier House 14 Quebec Way London

6 King Stairs Close London SE16 4JF

2 King Stairs Close London SE16 4JF

20 Walker House Odessa Street London

48 Elephant Lane London SE16 4JD

90b High Street Hastings TN34 3ES

Flat 23, Brandrams Wharf 127-131 Rotherhithe Street London

Flat 12 Brandrams Wharf 121-127 Rotherhithe Street London

119 Adams Gardens Estate 119 LONDON

Flat 41, Brandrams Wharf 127-131 Rotherhithe St London

115 Matilda House St Katherine's Way London

37 Brandrams Wharf 127-131 Rotherhithe Street London

Hermitage Moorings 16 Wapping High Street London

Flat 12, Mauretania Building, 4 Jardine Road, LONDON Mauretania Building London

Flat 14 Sandwich House Swan Road London

Flat 10 121-123 Rotherhithe St London
Flat 33, Brandrams Wharf 127-131 Rotherhithe Street LONDON
Flat 10 121-123 Rotherhithe St LONDON
5 Ronald Buckingham Court Kenning Street LONDON SE16 4LL
Flat 7 The lodge Lower Road 120b London
58 Brunel road London SE16 5GA
50 Lockwood Square London SE16 2HS
Flat 19, Winchelsea House Swan Road London
159 Plough Way Flat 11 London
24 Brandrams Wharf Rotherhithe Street London
Olivier 82 St Marychurch Street London
Flat 2 23a Blue Anchor Lane London
5 Brandrams Wharf London SE16 4NF
25 Barnes Street Limehouse London
4 King Stairs Close London SE16 4JF
Flat 42 Brandrams wharf 127-131 RotherHithe Street London
Flat 5 Basque Court Garter Way London
29 Winchelsea house Swan road Rotherhithe
Flat 32, Brandrams Wharf 127-131 Rotherhithe Street? London
24 TOWER BRIDGE BUILDINGS MILL STREET LONDON
33 Winchelsea House Swan Road London
17 Brandrams wharf 127-131 Rotherhithe st London
Flat 15 Hampton Court London
8 Rye House Swan Road London
36 Brandrams Wharf 127-131 Rotherhithe St London
Flat 59 Osier House 14 Quebec Way London
7 Wolfe Crescent Rotherhithe SE16 6SF
25A Brunel Road London SE16 4LA
5 Gun Wharf 130 Wapping High Street London
5 Brandrams Wharf 127-131 Rotherhithe Street London
7 Raleigh Court Clarence Mews London
South Dock Rope Street London
Flat 4 107 Rotherhithe Street London SE164NF
Flat 23, Brandrams Wharf 127-131 Rotherhithe Street London
Flat 7 Stable House 1 Hope Wharf LONDON
50 Lockwood Square London SE16 2HS
15 Wheellys Lane Birmingham B15 2DW
24 TOWER BRIDGE BUILDINGS MILL STREET LONDON

45 Brandrams Wharf 127-131 Rotherhithe Street London

Rotherhithe London Se16 4nf

139 Providence Square London Se1 2ed

5 Rye House Swan Road London

18 Wolfe Crescent London SE16 6SF

46 Elephant Lane Rotherhithe SE16 4JD

Flat 10, 121-123, Rotherhithe Street London SE16 4NF

Flat 31, Brandrams Wharf 127-131 Rotherhithe Street London

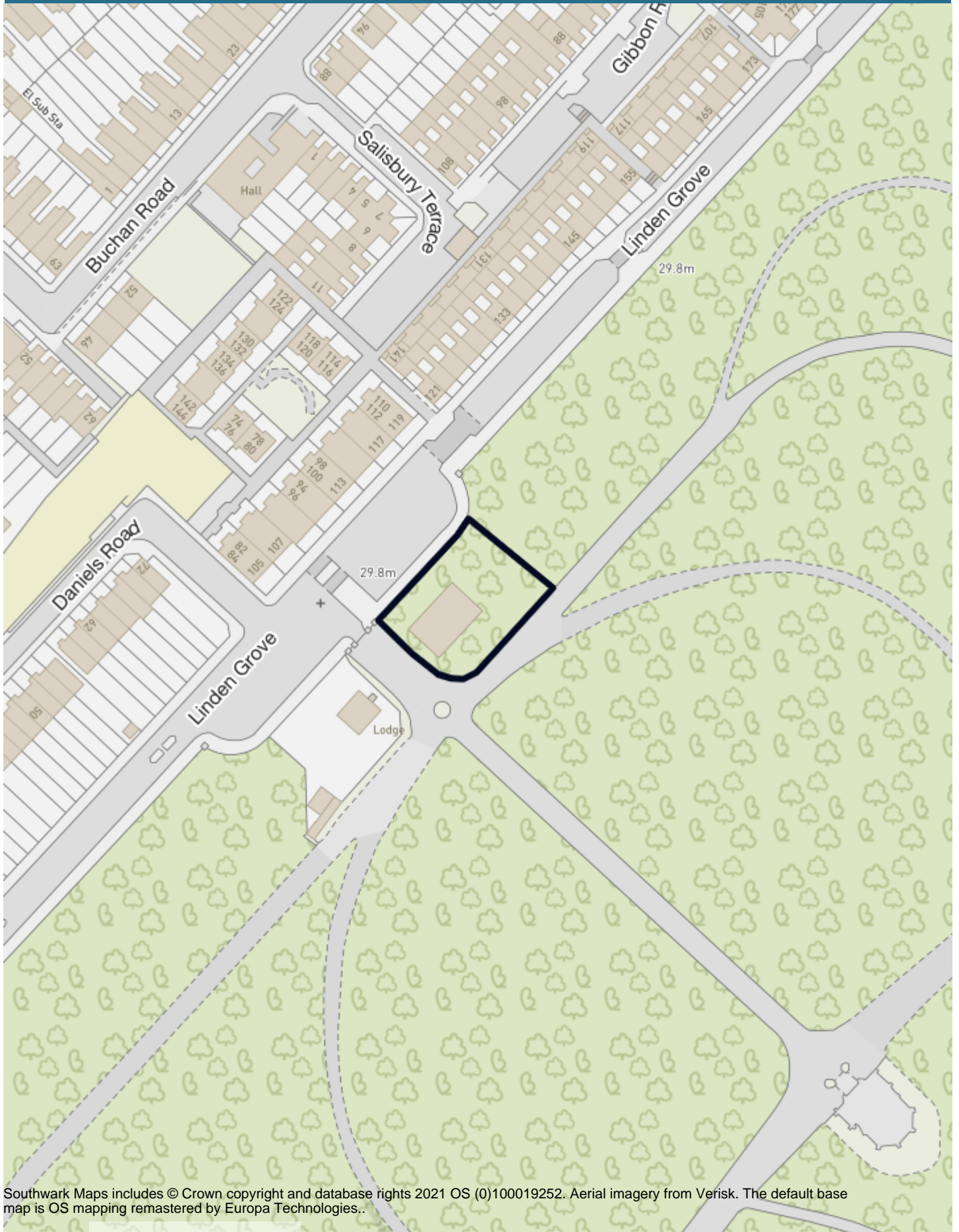
101 Rotherhithe Street London SE16 4NF

18 Wolfe Crescent Rotherhithe London



21/AP/2274 & 21/AP/2275

EAST LODGE, NUNHEAD CEMETERY, LINDEN GROVE, SE15



Southwark Maps includes © Crown copyright and database rights 2021 OS (0)100019252. Aerial imagery from Verisk. The default base map is OS mapping remastered by Europa Technologies.

Contents

EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	4
Site location and description	4
Details of proposal	5
Planning history of the site, and adjoining or nearby sites.	8
KEY ISSUES FOR CONSIDERATION	8
Summary of main issues.....	8
Legal context	9
Planning policy.....	9
ASSESSMENT.....	9
Principle of the proposed development in terms of land use.....	9
Environmental impact assessment	11
Design.....	11
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	25
Residential Amenity	25
Noise.....	26
Energy and sustainability	31
Planning obligations (S.106 agreement)	32
Mayoral and borough community infrastructure levy (CIL).....	32
Other matters	33
Community involvement and engagement.....	33
Consultation responses from members of the public and local groups	33
Community impact and equalities assessment	36
Human rights implications.....	37
Positive and proactive statement	37
Positive and proactive engagement: summary table.....	37
CONCLUSION	37
APPENDICES	38
AUDIT TRAIL	39

Appendix 1: 1st Recommendation.....	40
Appendix 1: 2nd Recommendation	47
Appendix 2: Relevant planning history	51
Appendix 3: Consultation undertaken.....	52
Appendix 4: Consultation responses received.....	54

Item No. 7.2	Classification: Open	Date: 6 December 2021	Meeting Name: Planning Sub Committee B
Report title:	Development Management planning application: Application for: Full Planning Application (21/AP/2274) and Listed Building Consent (21/AP/2275) Address: East Lodge, Nunhead Cemetery, Linden Grove, SE15 3LP Proposal: Internal and external restoration of the East Lodge with updated access, integration of a cafe (former use class A1) and community uses (former use class D1) and landscaping.		
Ward(s) or groups affected:	Nunhead and Queens Road		
From:	Director of Planning		
Application Start Date	29.06.2021	PPA Expiry Date	31.01.2022
Earliest Decision Date	23.08.2021		

RECOMMENDATION

1. That planning permission and listed building consent be granted subject to conditions.

EXECUTIVE SUMMARY

2. The proposals seek the restoration and reuse of the two storey grade II listed East Lodge in Nunhead Cemetery. The proposals include the rebuilding of internal and external walls and front portico, roof, chimney and accessible ramp. The area around is to be landscaped to provide seating for a café use (77sqm sqm) and reception office/community use (145sqm)
3. The site is located has a PTAL rating of 2 and the proposals include cycle storage provision, and sustainable energy measures including sustainable construction techniques, air source heat pumps awnings and shutters. The site is within the Nunhead Conservation Area, Registered Historic Park and Garden
4. The application has been informed by the council's East Lodge project board that includes offices, the Friends of Nunhead Cemetery and Historic England, with advice from the scheme architects and structural engineers.
5. Drainage plans, café ventilation and extract, landscaping design, green roofs, trees and Arboriculture Method Statement, opening hours and Secured By Design are proposed as conditions on the Planning application (21/AP/2274.) A section s278 agreement is required to secure works to the

surrounding pavement should the area be damaged by construction vehicles. Materials samples, joinery and chimney piece details, traditional materials construction method statement and details of awnings are required for the listed building consent application (21/AP2275).

BACKGROUND INFORMATION

Site location and description

6. Nunhead Cemetery covers an area of approximately fifty acres and occupies the summit of some rising ground historically offering good views of the surrounding neighbourhood and streets of Linden Grove. The cemetery was laid out in 1840 to designs by the architect, James Bunstone Bunning. The cemetery is bounded by the residential streets of Linden Grove to the north west, Ivydale Road to the east and Limesford Road to the south east, with Brockley footpath and Nunhead reservoir to the west and Nunhead reservoir is located to the west. The cemetery is a conservation area, a grade II listed historic park and garden and includes a number of listed monuments, gates and surrounding walls. The cemetery is designated as Metropolitan Open Land.
7. The applications concern the East Lodge, a grade II listed building located at the Linden Grove entrance. The lodge is the eastern building of a pair marking the entrance to the cemetery. Designed as twin lodges, both the East and West Lodges are of neo classical styling, with elaborate detailing. Both lodges are two-storeys (semi basement plus one storey above). The West Lodge is grade II listed and in private residential use. The East Lodge was built as an office for the London Cemetery Company, later converted into a dwelling for the superintendent. The application site includes immediately land surrounded the East Lodge structure, which was formerly the garden for the lodge.
8. The East Lodge is in a ruinous derelict state. There are no floors and no roof as a consequence of fire and 40 years of decay. The lower ground floor was permanently flooded due to surface water runoff impacting soils conditions and stability of remaining walls and foundations. The structure is currently supported by the scaffolding surrounding the building and the area is fenced from the public. The East Lodge has been on Historic England's Heritage at Risk register for over 20 years. The building and the land are owned by the London Borough of Southwark and are managed by the Council's Cemeteries Team. The site is served well by public transport. Nunhead station and Oakdale Road bus stops are approx. 350m from the site and has a PTAL rating of 2. The nearest residential property is West Lodge, immediately opposite, approximately 25m away behind fence and hedge landscaping, while the dwellings in Linden Grove are 50m north with the wall and railings of the cemetery, plus Linden Grove between.
9. Prior to this application, consent was granted for the first phase of works to the building, stabilisation of the structure under LBS application no. 18/AP/2937 for "Enabling works comprising of underpinning and structural repairs to the upper portion of the building; some demolition works in

relation to the stability works; drainage works around the building.” Further works were granted consent 21/AP/2203 for “to facilitate the removal of scaffolding by the installation of new timber joists over-boarded with ply, new internal structural steels, new elbow ties and additional building and rebuilding of brick walls”

10. A project board, led by the council’s Cemeteries Team was formed in 2014 and consists of council officers from Cemeteries and Planning, plus Historic England, the scheme architects and the Friends of Nunhead Cemetery. In 2015 Historic England awarded grant funding for the structural condition surveys and options appraisal for the building. In 2018, Cabinet approved funding towards the restoration of the East Lodge and a feasibility study was undertaken to seek guidance on viable restoration options.



Above: current façade of the East Lodge.

Details of proposal

11. The proposals are for internal and external restoration of the East Lodge with updated access, integration of a cafe (A1) and community uses (D1) and landscaping.
12. Externally, the proposals involve the total restoration of the facades of the building to its former historic elevations. This would include the rebuilding of the portico, the repair of brick, mortar, stucco and the insertion of sash windows and doors to the existing openings, plus new slate pitched roof, repointing and rebuilding the chimney as necessary. Landscaping includes the provision of a railings and ramp to the front portico for equal access, stepped landscaping with café sitting out area, works to trees and café/community storage units at lower ground floor. Onsite provision for visitor and staff cycle storage, plus s278 for repair to the highway for any damage caused by construction vehicles is included or condition.
13. Internally, the proposals include the restoration of the majority of the floors and floorplan, plus new staircase and partitions to facilitate the uses of an office, café and community rooms. The café would provide employment for 2 people. The office and reception area is intended for use by local community groups, principally the Friends of Nunhead Cemetery (FONC) and would be staffed by volunteers.
14. Access to the site is from Linden Grove, and this proposed to remain unchanged with deliveries and servicing, including waste via Linden Grove. A servicing and delivery plans has been submitted. These are to be controlled via a conditions requiring Construction Management Plan.

Amendments to the application

15. Following consultation responses, further information regarding Transport including a parking survey, cycle stands plus Delivery and Servicing were submitted. Minor changes to the layout and further information on community consultation were also submitted. Further consultation with Transport Policy officers, the information was found to be acceptable.

Consultation responses from members of the public and local groups

16. 21/AP/2274 (Planning application) and 21/AP/2275 (Listed building consent)
17. **Support:** Planning application: 6 in total (5 members of the public. 1 amenity society) Listed building consent: 2 support (1 resident, 1 amenity society)
 - Valuable community hub
 - Inclusive seamless ramped access
 - Imaginative and sensitive to the Cemetery
 - Major boost to the amenities of the Cemetery
 - Much needed and long over due
 - Should be a café selling hot and cold food

- Support café at lower ground floor level adjacent to outdoor space
- Toilets should be accessible
- Positive reuse of old building

Friends of Nunhead Cemetery (FONC) comments: fully supports overarching proposals of the restoration of the East Lodge. Suggested floor plan changes and café should be limited to lower ground floor.

Officer response: comments of support noted – the proposals are for a flexible café and community space to facilitate the quantum of commercial café space needed to ensure long term viability of the East Lodge and will include accessible toilets and community facilities.

18. **Object:** Planning application; 2 responses (local resident) Listed building consent 1.
19. Design: including security, awnings, ramp, landscaping levels and café seating.
20. Officer response: The proposed ramp and railings are necessary for equal access to the front of the building for all. The alternative which was explored at pre-application stage was a lift to the rear which would not be democratic and require extensive maintenance. The awnings are a traditional design found on buildings of this period and are designed to keep the interior cool in the summer, without the need for mechanical air conditioning. The landscaping levels are low maintenance and the café opening hours and external seating can be controlled by condition to ensure minimal impact on amenity.
21. Amenity and impact on West Lodge: concerns regarding statements in the application about the West Lodge including removal of fence and hedge and impact on amenity with increased use, footfall and opening hours
22. Officer comment: There is likely to be increased footfall and usage of the area by the public accessing the café and community facilities. However this would be concentrated during the day, with the hours of opening controlled by condition and reflect the Cemetery opening hours. There would be no outdoor seating to the front of the East Lodge, in the area between the lodges. All seating would be contained within the building or to the north side of the East Lodge, 1.7 metres lower and partially shielded from views from the West Lodge by the change in landscaping levels and the ramp to the front entrance and over 22m away from the front elevation of the West Lodge. There are no changes proposed to the West Lodge.
23. No security alarm or lighting
- Officer response: details of alarm and lighting can be controlled via condition as a Secured By Design accreditation.
24. Impact on faith groups including servicing alcohol and increased usage of the cemetery impacting on the funerals

Officer comment: The service of alcohol is subject to a separate Licencing application. There would be no seating immediately outside the East Lodge onto the path. All seating is to the side and rear at lower ground floor levels and largely shielded from view by the ramp and landscaping. The proposals are in line with the Conservation Management Plan which notes a lack of spaces to linger in the cemetery. Pre-application and during application consultation was undertaken by the applicants and agents including engagement at community events, meetings with local amenity groups and direct consultation with the council's multi-faith group. Community consultation boards have been erected at the site and have attracted comments from the wider cemetery users. Further details in the community consultation document.

25. Noise including acoustic protection and ventilation extract
Officer comment: Acoustic protection to ventilation to the plant area, café and air source heat pumps is proposed to be controlled by condition.
26. No council staff to be relocated to the East Lodge
Officer comment: This is a cemetery operation issue and is not a material planning consideration.

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

27. 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 the appendices.

18/AP/2937 Enabling works comprising of underpinning and structural repairs to the upper portion of the building; some demolition works in relation to the stability works; drainage works around the building. Granted 07 Nov 2018.

21/AP/2203 Minor material amendment to planning permission 18/AP/2937 (Enabling works comprising of underpinning and structural repairs to the upper portion of the building; some demolition works in relation to the stability works; drainage works around the building.) to facilitate the removal of scaffolding by the installation of new timber joists over-boarded with ply, new internal structural steels, new elbow ties and additional building and rebuilding of brick walls - Granted 19 August 2021.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

28. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - 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
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights.

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

Legal context

30. 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.

31. 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

32. 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 xx. 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

33. Metropolitan Open Land

34. Relevant policies

London Plan 2021 - Policy G3 Metropolitan Open Land
Policy 3.25 of the saved Southwark Plan (2007)

35. There is a general presumption against inappropriate development on Metropolitan Open Land. Within Metropolitan Open Land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:
- i. Agriculture and forestry; or
 - ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii. Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv. Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.”
36. The provision of a café and community facilities, including reception office for local amenity groups, within an existing structure with the MOL is considered to be an appropriate essential facility use under saved Southwark Plan policy 3.25. The physical openness of the MOL, would not be impacted upon in a negative manner due to the containment of the uses and development within the building or within the immediate landscaped surrounding adjacent to the East Lodge. The current situation of the lodge, with its permanent scaffold and tin roof, surrounded by Herras style fencing and shipping containers would be improved to the extent where the impact on the openness of the MOL is improved
- Nunhead area Vision NSP policy AV.12
37. The criteria for the Nunhead area vision in the emergine New Southwark Plan is that Nunhead is:
- A historic residential area with many pubs, a library and a local community entre
 - A visitor destination for Nunhead Cemetery, with a view of St Paul's Cathedral and Aquarius Golf Course
 - Accessible by rail from central London at Nunhead Station and by many local walking, cycling and bus routes
 - Home to a thriving shopping centre at Evelina Road with a wide range of independent shops around Nunhead Green that create a village environment. Local shopping parades meet local shopping needs at Forest Hill Road and Cheltenham Road
-

- A place for sports and activities with good access to parks such as Peckham Rye
- The application is considered to comply with the area vision.

Provision of community facilities and café

Relevant policies

38. Saved Southwark Plan policy 2.2 – Provision of new Community Facilities NSP - P35 Development outside town centres & P44 Healthy developments and P46 Community uses

39. The purpose of these policies is to locate community facilities in sustainable area and where they are accessible for all members of the community.

While the building is located in PTAL area 2, it is accessible from the local sustainable transport network and includes parking close by. The building is proposed to be adaptive to include disabled access, including level access to all levels, including the basement, with facilities on each floor. While the development is outside the town centre, it is within the cemetery and could provide a variety of community uses, including use for the Friends of Nunhead Cemetery, health, leisure and training facilities for local hire by the future operator. The use of the building as a café and community venue is considered to be compliant with the policies.

Environmental impact assessment

40. An EIA is not required for this scale of development.

Design

Relevant policies

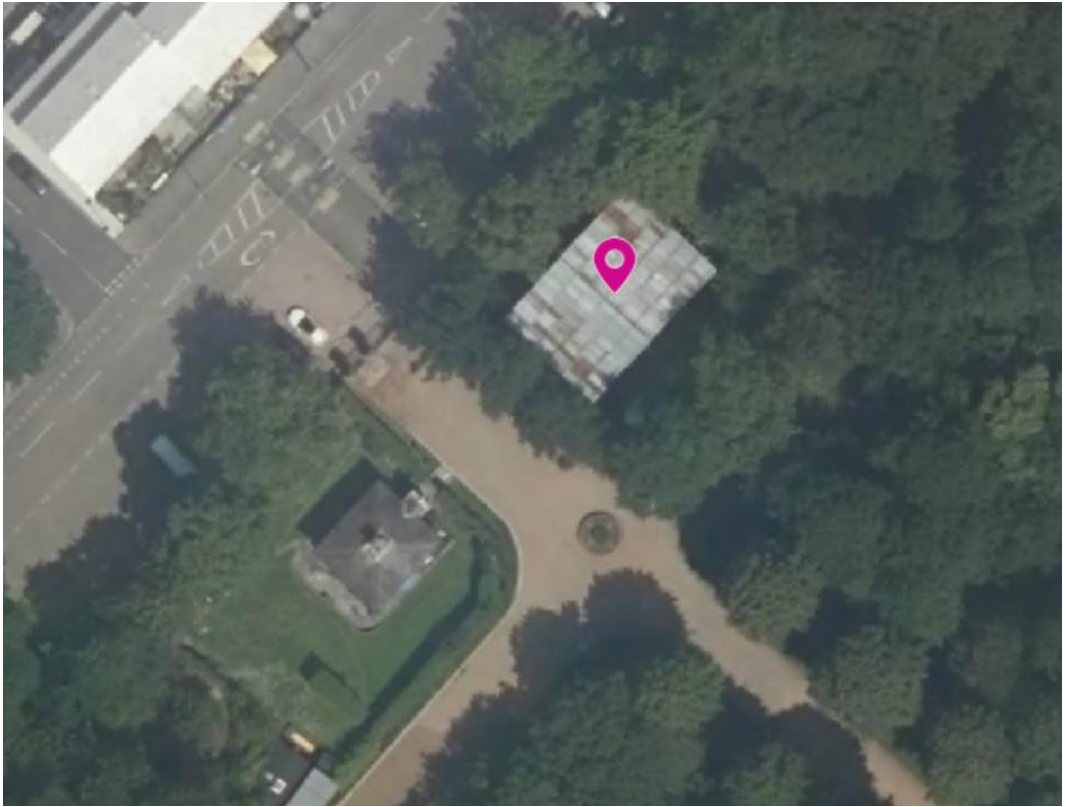
- 41.
- National Planning Policy Framework 2021 – Chapter 12, Achieving well-designed places
 - London Plan 2021 – Policy D4 Delivering good design & D5 Inclusive design
 - Southwark Core Strategy 2011 - 12 – Design and Conservation
 - Saved Southwark Plan 2007 policy 3.12 Quality in Design, 3.11 Urban Design
 - Emerging New Southwark Plan P18 listed buildings and structures.

Site context

42. The site is located within Nunhead Cemetery adjacent to the existing access with Linden Grove. On the north side of Linden Grove are residential dwellings and to the west, the West Lodge of Nunhead

Cemetery is also in residential use.

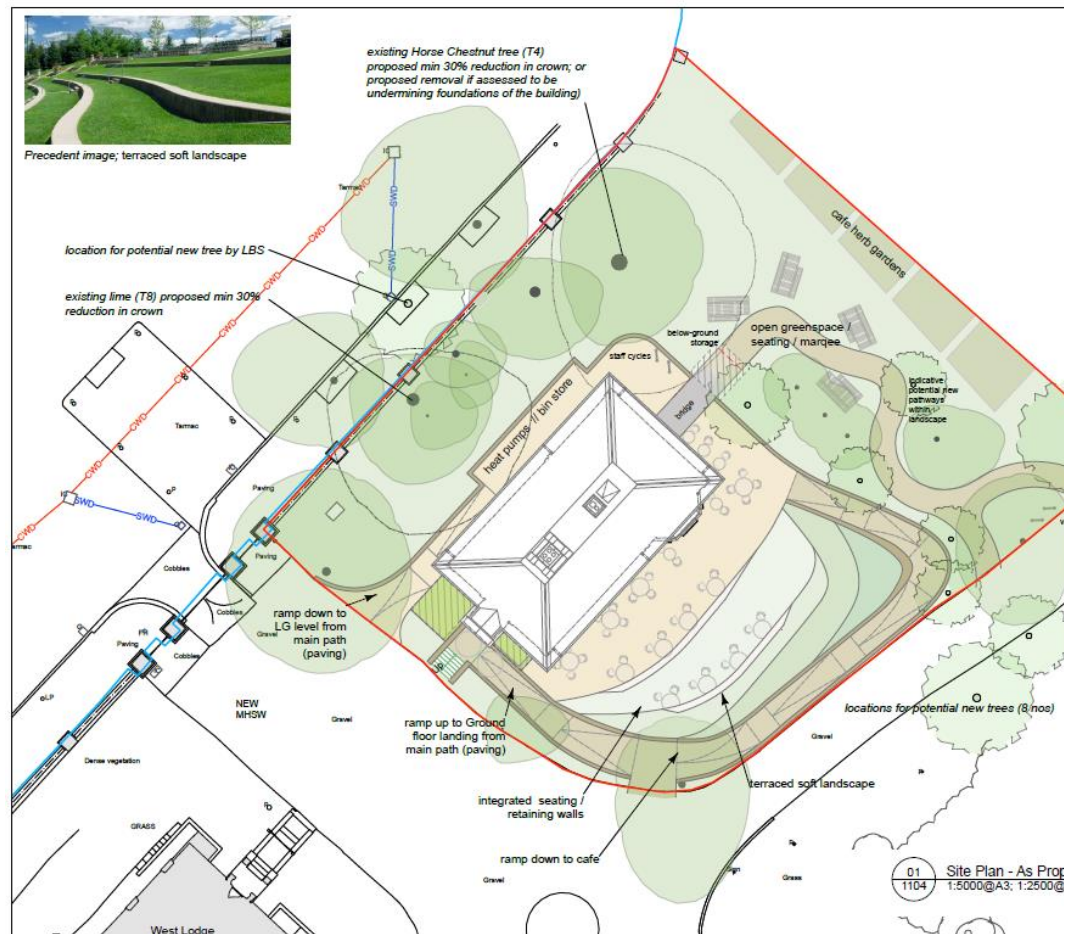
43.



Above: Aerial photo with East Lodge marked

44.

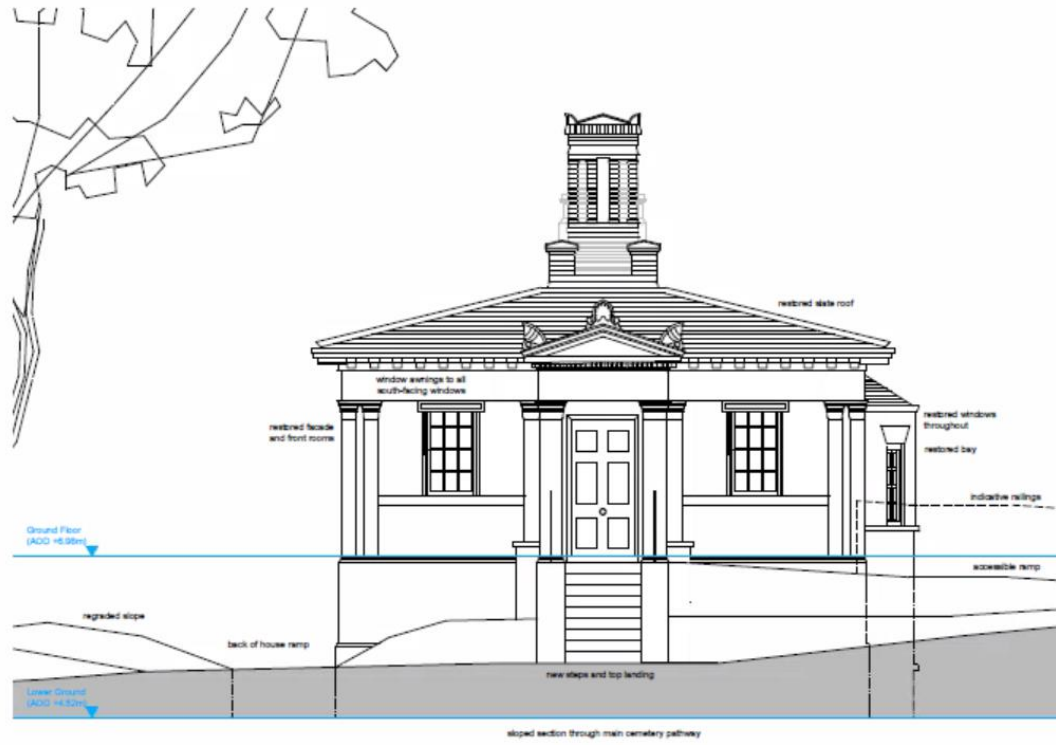
Site layout



45. The proposals seek to retain the footprint of the building and landscape the immediate area, removing the steep concrete slopes at lower ground floor level and providing a level access to a lower terrace for café seating, with stepped terraces for seating. A ramp is proposed from the front porch around the southern side of the building to connect with the lower ground floor. The restoration of stepped access to the front is also proposed, as is the crown reduction of a number of trees in the immediate vicinity. Storage under the front area, plus herb garden are proposed to the rear. The design of the site layout utilises the level changes effectively and provides equal access for all users to the internal element of the building and the lower external café seating. With the exception of the ramps, bridges and storage areas, there is no further built form, meaning that the uses are contained within the existing footprint of the building, minimising spread of development on the landscape, Metropolitan Open Land and Nunhead Cemetery Conservation Area.

Height scale and massing, architectural design and materials

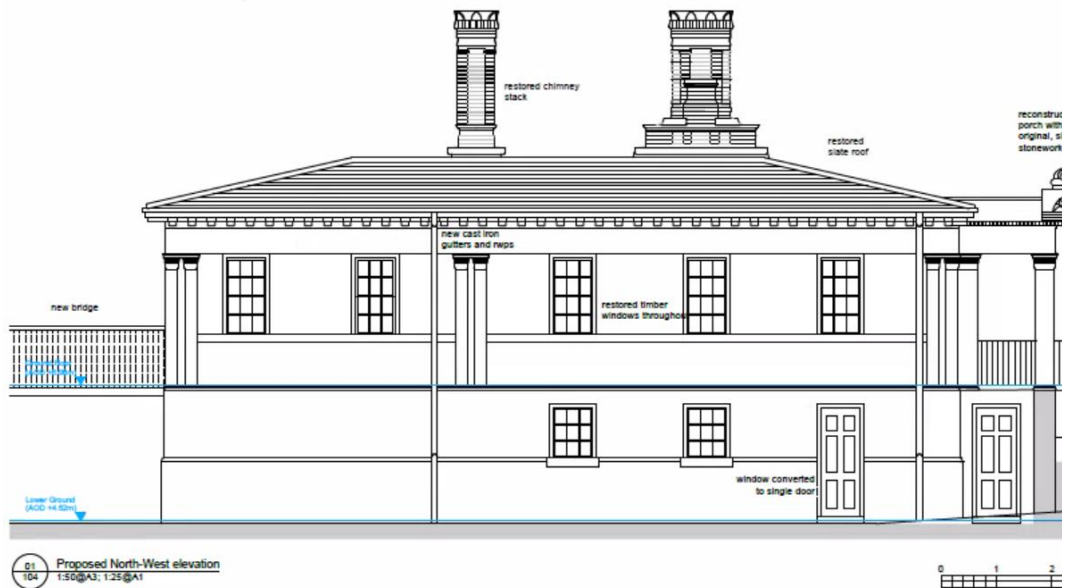
46.



47.

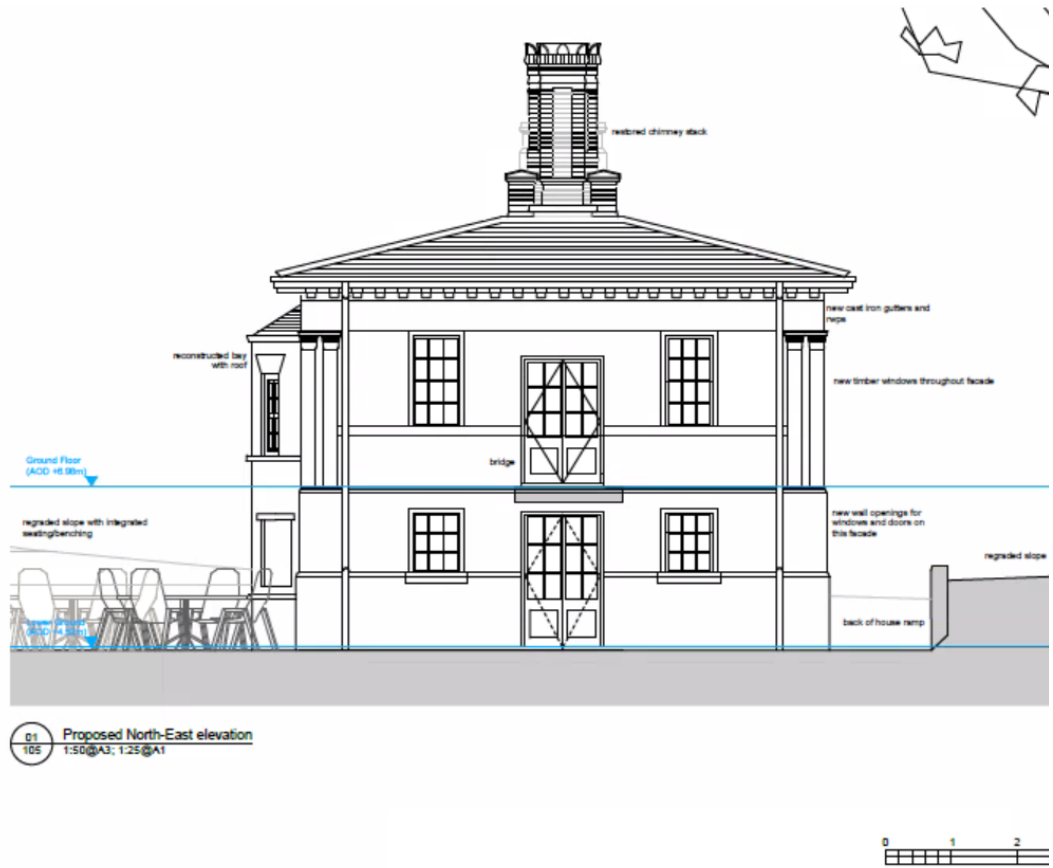
The external proposals are to restore the grade II listed lodge within its existing structure, using best practice conservation techniques and materials, including yellow stock brick, stone quoins, timber framed windows, and natural slate roof. Where possible, the previously existing material (where stored on site historically) will be reinstated or replaced in a like with like manner.

48.

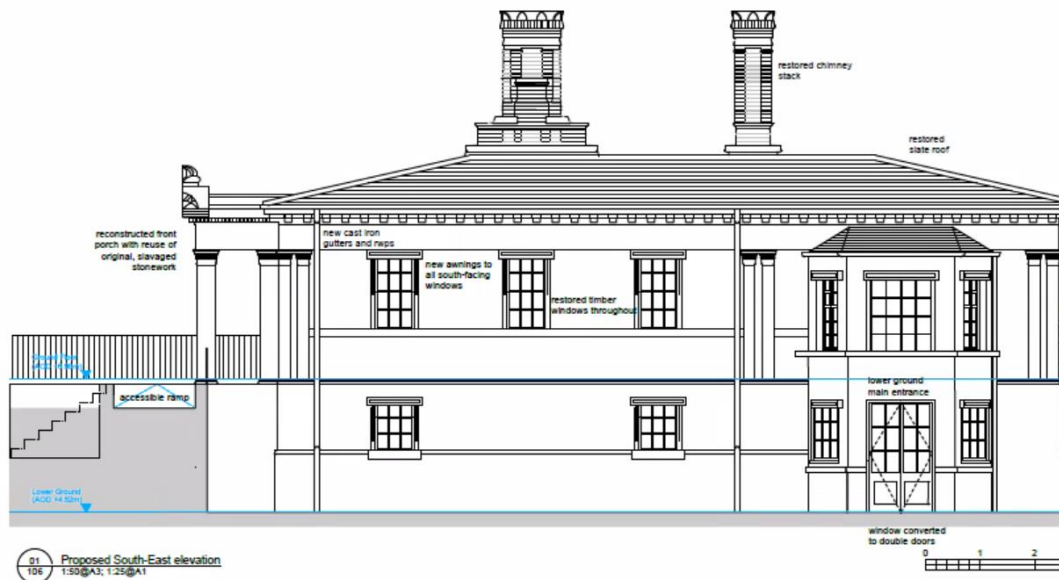


- 49. Conditions requiring sample of materials and joinery details to be agreed prior to commencement of development will be part of a pre-commencement condition.

50.



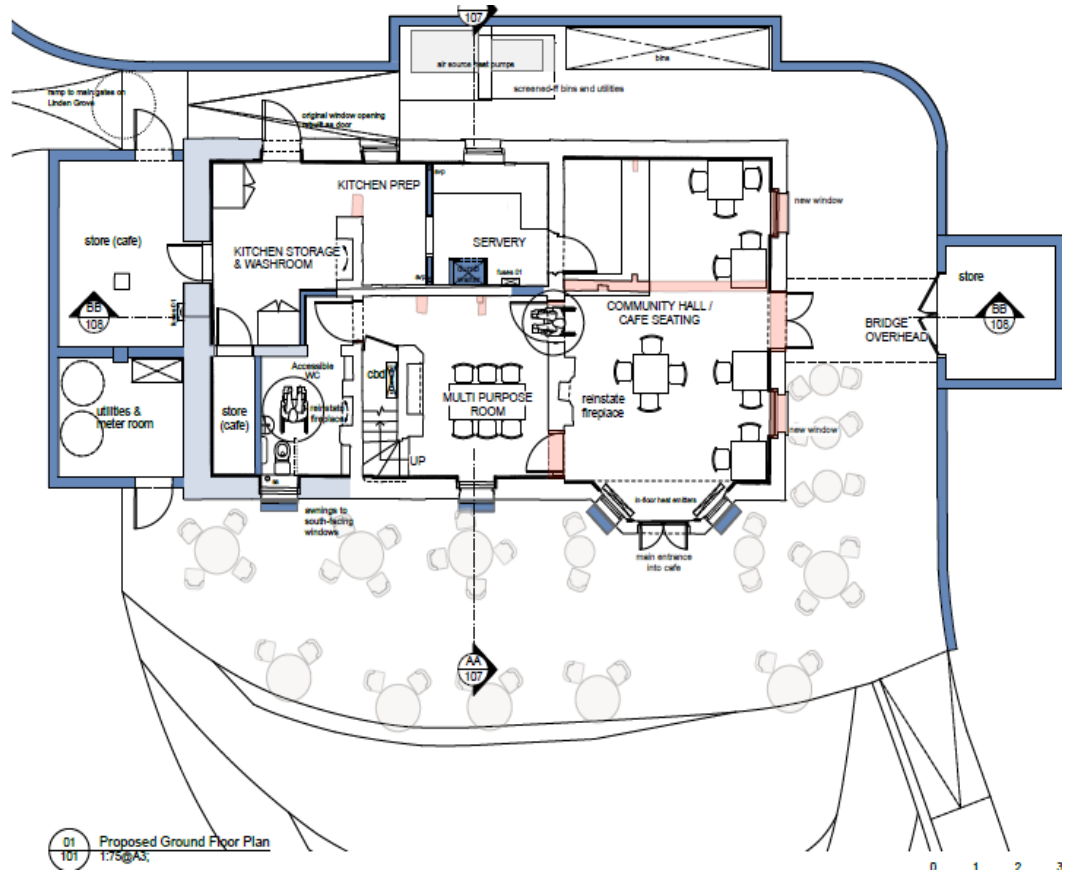
51.



52. Internal plans

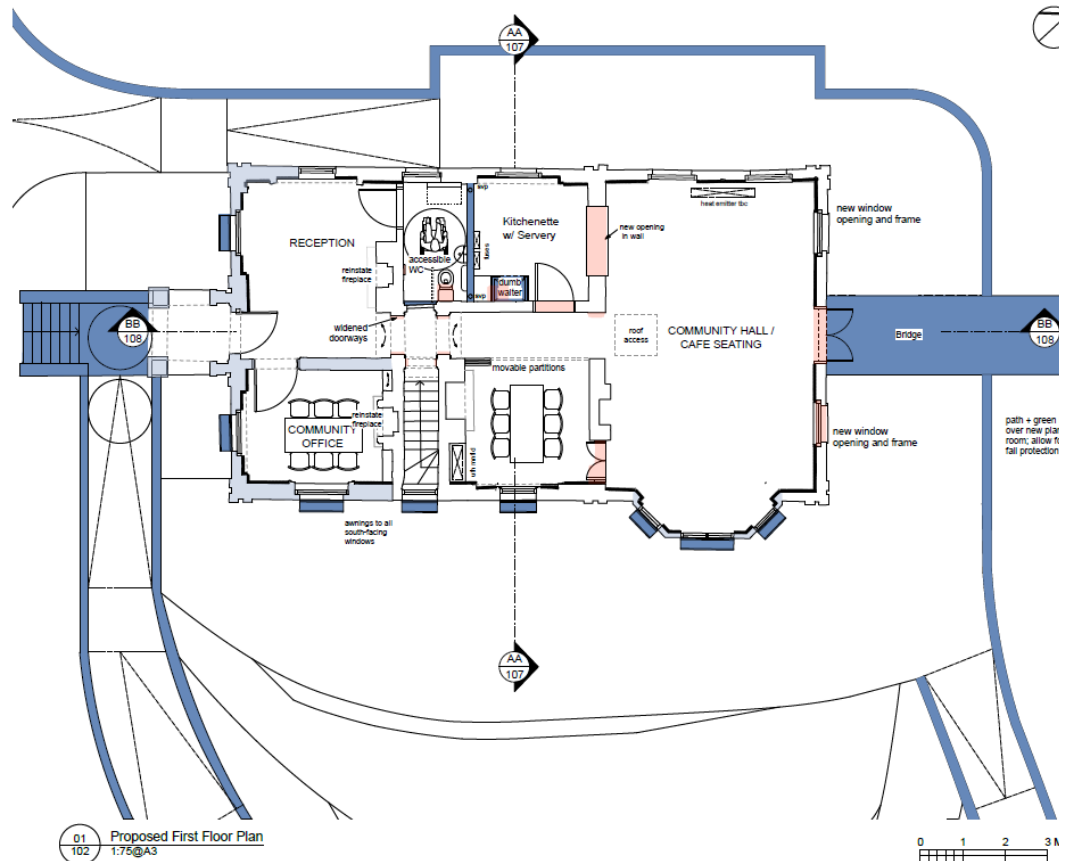
Internally at lower ground floor, the proposals include kitchen and café seating, with flexibility as a community room. There would be an accessible WC, kitchen prep area and servery for the café and plant/storage areas set into the bank accessible from the kitchen. External seating would be

accessed via the bay window at ground floor and the sloping landscaping from the south side of the site. Air source heat pumps and refuse storage is proposed to the northside of the building, set into the bank at lower ground floor. A ramp is proposed from the main gates on Linden Grove and kitchen service door on the north elevation.



Above: (lower) ground floor plan

53.



Above: (upper ground) First floor plan

54.

At the upper ground floor (first floor), there is proposed the restoration of the original portico style porch, with traditional steps leading from the cemetery pathway, entering into a reception area. The front area of the proposals include a community office, while a new staircase is proposed to link the lower ground and upper ground floors. A community hall is proposed to the rear of the building, with small servery attached. Externally this is proposed to be link to the upper terrace via a walkway bridge structure to ensure equal access.

In terms of policy compliance, the design owing to its high quality architectural restoration details, and use of space, is considered to be appropriate to the context of the Cemetery, and is compliant with the above policies.

Landscaping, trees and urban greening

Relevant policies:

55.

- National Planning Policy Framework 2021 – Chapter 12, Achieving well-designed places and Chapter 15, Conserving and enhancing the natural environment
- London Plan 2021 – Policy G1 Green Infrastructure
- Southwark Core Strategy 2011 - 12 – Design and Conservation

- Saved Southwark Plan 2007 policy - Emerging New Southwark Plan – P60 Trees

Trees and urban forestry

56. One category B oak and five category C oak, willow and ash require removal to facilitate the development. The trees are semi-mature self sown specimens also known to be affecting the structural integrity of the listed building. As secondary woodland trees their removal is acceptable as part of ongoing woodland management. Suitable mitigation of adverse ecological impacts is proposed via biodiversity improvements encompassed within the urban greening factor of 0.5, which exceeds the minimum required by policy. Suitable replacement planting of six trees can also be provided as part of landscaping or elsewhere within the cemetery. This can be controlled by condition. The application is compliant with the above policies.
57. With regards to landscaping, the proposals seek to remove the industrial concrete plinths which surround the building and were installed in the mid 20th century to aid drainage. The landscape is proposed to include stepped levels to the north to facilitate an appropriate setting to the building and incorporate it better into the surrounding cemetery.

58.



Above: Axonometric image of restored lodge, landscaping and seating

Ecology and biodiversity

Relevant policies and guidance:

59. NPPF - 15. Conserving and enhancing the natural environment

London Plan – G5, Urban Greening Factor guidance 2021

NSP – P59 Biodiversity

Saved Southwark Plan policy – 3.26 Site of Importance of Nature Conservation

60. The application includes an UGF assessment and Bat Survey. The Bat Survey is valid until May 2022 and is acceptable. Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet to meet London Plan Policy G5 Urban Greening. The UGF score for the site is >0.5 which is above policy compliance. Ecology officers have advised that a condition requiring details of the green roofs over the storage area to be controlled by condition. In conclusion, there would be no harm to biodiversity resulting from the development.

Designing out crime

Relevant policies

- 61.
- NPPF Chapter 6 Requiring good design
 - London Plan 2021 - Policy D11 Safety, security and resilience to emergency
 - Strategic Policy 12 (Design and Conservation)
 - Saved Southwark Plan Policy 3.14 – Designing Out Crime
 - The design should take account of good Secured By Design principles, taking into account the listed building, isolated location and secure perimeter walls surrounding the cemetery. A condition requiring details if security measures, to be implemented prior to occupation which shall seek to achieve the Secured By Design” accreditation by the Metropolitan Police.

Heritage

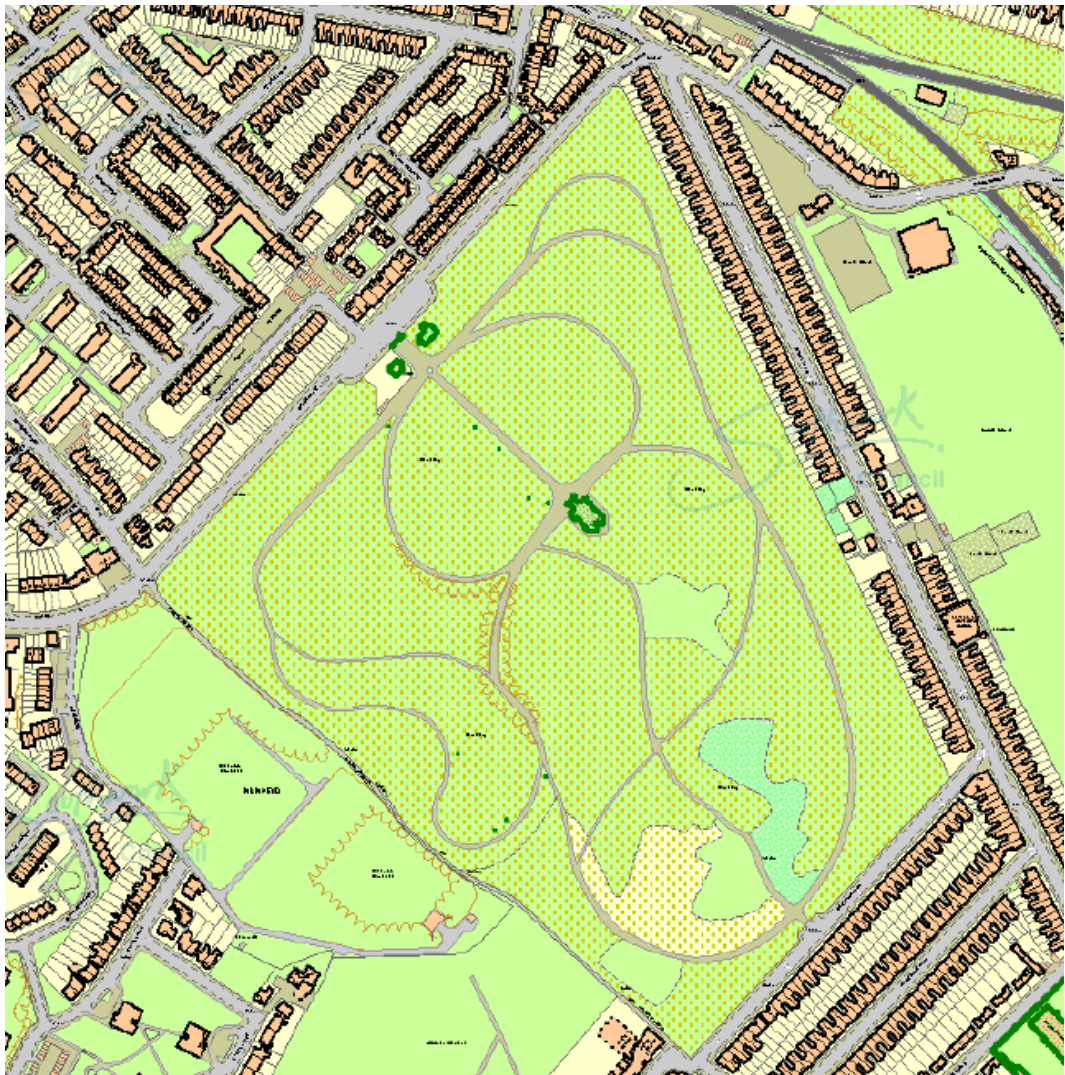
62. **Relevant policies:**

- National Planning Policy Framework 2021 – Chapter 16, Conservation of the Historic Environment
- London Plan 2021 – Policy HC1 Heritage conservation and growth
- Southwark Core Strategy 2011 - 12 – Design and Conservation
- Saved Southwark Plan policy 3.15 Conservation of the Historic Environment & 3.16 conservation areas and 3.17 listed buildings, 3.18 The Setting of Listed buildings, conservation areas and World Heritage Sites.
- Emerging New Southwark Plan P18 listed buildings and structures.

- 63.
- Impact on Nunhead Cemetery Conservation Area, Grade II* listed Historic Park and Garden and setting of grade II listed West Lodge and

the gates and pillars.

64. The roughly diamond shaped site of the cemetery and conservation area is bordered by: Linden Grove to the northwest, Ivydale Road to the northeast and Limesford Road to the southeast. Although the dominant character of the conservation area is now derived from woodland and foliage, the buildings and fabric, including the Anglican Chapel, the Gate Lodges and monuments, particularly the Scottish Martyrs memorial, significantly add to the identity of the cemetery, having been and still remaining its 'raison d'être'. The conservation area was designed in 1986. The conservation area is on Historic England's Heritage at Risk register as being in a "very bad" condition, with "low" vulnerability and a "deteriorating" trend. The cemetery is also a listed Park and Garden, listed at grade II*, also on Historic England's Heritage at Risk register.



Above: map showing the conservation area (hatched) and listed buildings (dark green)

65. All Saints Cemetery at Nunhead was laid out in 1840 to designs by the architect, James Bunstone Bunning, who later went on to become surveyor to the City of London. It is generally considered one of the finest early Victorian cemetery designs, Inspired by J. C. Loudon, although some evidence suggests Loudon did not entirely approve of the layout. The

intentions were to create a park-like garden, with a variety of scenes contained within. Wide stretching lawns interspersed with specimen trees between the monuments, circuitous paths and broad, tree-lined avenues gave the cemetery its original character. Bunning took advantage of the natural topography of Nunhead Hill, by curving the pathways around the edges of the site, so that the stunning views across central London and away to the North Downs were reserved until one reached the very summit. Much of the original planting survives in mature trees of Holm oak, lime, plane, yew and ginkgo.

66. The restoration of the East Lodge would have a positive impact on the significance of the conservation area and the designated Historic Park and Garden. Primarily it would restore one of the feature buildings of the conservation area and cemetery, putting it to a use consistent with the conservation areas character and providing facilities which would better reveal the significance of the conservation area. The materials and design follow the classical designs of the original architectural intentions, using traditional stone and natural slate to match the existing where found and those on the West Lodge.
67. The landscape design includes a ramp to satisfy equality in accessibility, and while this would be located at the front of the site, it would not be of a size and scale which was unduly prominent or compromises the vistas and experience of the wider conservation area, especially in views between the gates and the Chapel. The symmetry of the lodges and gate arrangement would be readily available and restored once the work is complete. The proposed landscape design surrounding the lodge includes removal of some small trees, but replacement planting elsewhere on the site. The stepped landscape design, greatly improves the industrial concrete paving currently in situ. The proposals also have taken into account the setting of the grade II listed West Lodge and gate and pillars to Linden Grove. The Historic England Guidance note "The Setting of Heritage Assets" advises that setting should be assessed using the following steps
68. Step 1: Identify which heritage assets and their settings are affected.
 Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 Step 5: Make and document the decision and monitor outcomes.
69. These steps have been followed in concluding that the proposals to restore a near lost asset, the East Lodge would improve the significance of the West Lodge and gates in that it would allow the trio of assets to be appreciated in a near original state, especially when compared to the existing situation of large scale dereliction and scaffolding. Allowing the East Lodge to become publically accessible improves not only the East Lodge, but better reveals the wider heritage of the site. The use of the building as a café and community rooms, with an office and reception for

the local community groups would also ensure long term viability, but also the preservation of the wider conservation area and grade II* listed Park and Garden, Nunhead Cemetery.

70. In conclusion, the proposal sustains and enhances the significance of the Nunhead Conservation Area and Historic Park and Garden in line with the policies as above. Material samples, landscape design and details of joinery are proposed as conditions to ensure compliance with the policies as the detailed design moves forward.

Grade II listed building East Lodge

71. The East Lodge is a grade II listed building. It forms part of a pair of lodge buildings to the cemetery, and part of the principle axis to the Chapel, also grade II listed. It is in a ruinous state of repair and supported by scaffolding and concrete plinths. It is on Historic England's Heritage at Risk register as a priority "A" building, in "Very Bad" condition. The significance of the building is as a good example, one of a pair of the lodges forming the principle route to the cemetery, designed by J.Bunning, a notable architect of Victorian cemetery design. Originally designed as an office for the cemetery staff, it was converted and extended in 1874 for use as a residential dwelling for the cemetery superintendent. During WWII, the lodge experienced bomb damage, and was for some time used as the main offices of the London Cemeteries Company. In 1967 The United Cemeteries Company acquired the cemetery and failed to maintain the lodges or the grounds. Fire and dereliction followed in the 1970s and a temporary roof installed in 1997.
72. The ruinous state of the building is set out clearly in the application documents, including a condition survey and photographic survey. There are no floors and no roof as a consequence of fire and decay. The lower ground floor was permanently flooded due to surface water runoff impacting soils conditions and stability of remaining walls and foundations.



Above: scaffold with concrete weighting supporting the building

The East Lodge has recently completed Phase 1A of stabilisation, protection and enabling works as approved under LBS application nos. 18/AP/2937 and 21/AP/2203 These works included:

- i. removal of trees and vegetation near the building.
- ii. taking down of some existing fabric whilst stabilising other areas including the use of permanent underpinning and Helifix bars to structural cracks.
- iii. Replacement lintels in precast concrete.
- iv. Repairs to existing brick arches.
- v. taking down and rebuilding of top courses of existing walls (up to future roof level).
- vi. Installation of temporary ties to maintain structural stability.

73. The current proposals have been designed to remove the East Lodge from the Heritage at Risk register by viably reusing the building in a manner consistent with its significance. The building will be restored as closely as possible to its original design externally, using the original design patterns, and materials including stone and brick and lime plaster with natural slate roof. A schedule of works using best practice conservation techniques is included in the Planning statement from paragraph 7.9. A significance assessment has been prepared by the accredited conservation architects, and highlights the most historically significant areas of the building are to the front elevation, with the principle office rooms, fireplaces and classical portico, with subsequent phases of the buildings marked as been of lesser significance. While much of the fabric of the building has deteriorated, it is still possible to understand the cellular character of the floor plan, with principle entrance leading to four rooms, part of the first phase of building with a meeting room to the rear.

74. The proposals include the restoration of much of the floor plan using traditional materials and techniques. The front rooms at ground floor would be a reception and office space for community use, with the café servery and dining spaces/community rooms in the original meeting room spaces to the rear. This use of space would preserve the majority of the floorplan and recreate the principle spaces ready for new usages. While there is proposed some subdivision and a new staircase, these elements are necessary for the restoration and reuse of the building for the next phase of its life. New chimney pieces, and panelling are proposed where possible and the kitchen and facilities fit out would be located in the secondary historic spaces of the building, limiting the impact on the remaining historic fabric and significance of the building.
75. Externally, the portico is proposed to be rebuilt, using where possible salvaged material from the original, and stonework cut to the match the existing. Samples of joinery for the windows, slate, stone and brick are required to match closely the original, some of which has been retained locally for restoration and reuse. The ramp and handrail to the front elevation is necessary for equal access to the building, however this has been successfully designed to include planting and stepped terraces which would improve the immediate garden setting of the lodge building and provide further opportunities for all to access part of the area's heritage. A bridge from the upper level to the upper ground floor also ensures level access to the upper landscaped garden. Storage is built in underneath the rear bridge access.



Above: current front elevation showing lower and upper ground floor

76. Shutters and awnings are proposed to the windows; awnings were not a feature of the original building, however there are many examples of buildings during the era enjoying the shading qualities provided through traditional window awnings. The Planning and Heritage statement includes ample evidence to support the use of awnings, as an aid to shading and cooling in the hotter months, without the use of mechanical ventilation. This is an acceptable alteration to the building to introduce a sustainable method of cooling without compromising the overall historic integrity of the original design. The air source heat pump location away from the building, and the proposals to include storage areas utilising the changes in level to the east, west and north sides of the structure hide services away from the principle elevations of the building minimising clutter to the fabric.
77. Subject to a full restoration method statement, joinery details and material samples to be controlled by condition, the proposals meet the requirements of the above policies and would provide a solution for removal from the Heritage at Risk register.
78. Historic England comment “Historic England has been closely involved in discussions alongside your Council regarding the proposed repair and restoration of the Grade II listed East Lodge at Nunhead Cemetery for several years due to its seriously deteriorated condition and long-standing Heritage at Risk status. We have maintained a strong supportive stance on the restoration and reuse of East Lodge in the interest of removing it from our Heritage at Risk Register and securing its long-term future.”

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

Residential Amenity

79. Relevant policies
NPPF – Chapter 6 Requiring good design
NSP - P55 Protection of Amenity
Saved Southwark Plan policy – 3.11 Protection of Amenity
80. The site is located 22m from the West Lodge and 35m from the residential properties on Linden Grove. There is likely to be increased footfall and activity of the area by the public accessing the café and community facilities. However this would be concentrated during the day, with the hours of opening controlled by condition and reflect the Cemetery opening hours as below. There would be no outdoor seating to the front of the East Lodge or directly in line with the front of the West Lodge in the path between the lodges. All seating would be contained within the building or externally to the north side of the East Lodge, 1.7 metres lower and partially shielded from views from the West Lodge by the change in landscaping levels and the ramp to the front entrance and over 22m away from the front elevation of the West Lodge.
81. The current cemetery opening hours are:
- 1 April to 30 September - 8:30am to 7pm

- 1 October to 31 October - 8:30am to 5pm
- 1 November to 28 February - 8:30am to 4pm
- 1 March to 30 March - 8:30am to 5pm

82. These opening hours are proposed to be reflected in a compliance condition controlling opening hours of the café and community space. The proposals also include the provision of evening events, on a limited basis throughout the year. To ensure control of the amount and number of evening events, in the interests of protecting the amenity of the neighbours in the West Lodge, the condition also includes a number of evening events per year, and the opening hours of such events. This would be limited to a maximum of 21 events per year, not on consecutive days, no more than one per consecutive week, to 10.30pm. While there would be an increase in the activity to the area, the hours of operation and the café and community centre usage of the building, and design and location of external seating and opening hours are unlikely to cause a nuisance to surrounding residential amenity and therefore compliance with the above policies is achievable. A separate licensing application would be required for the sale of alcohol.

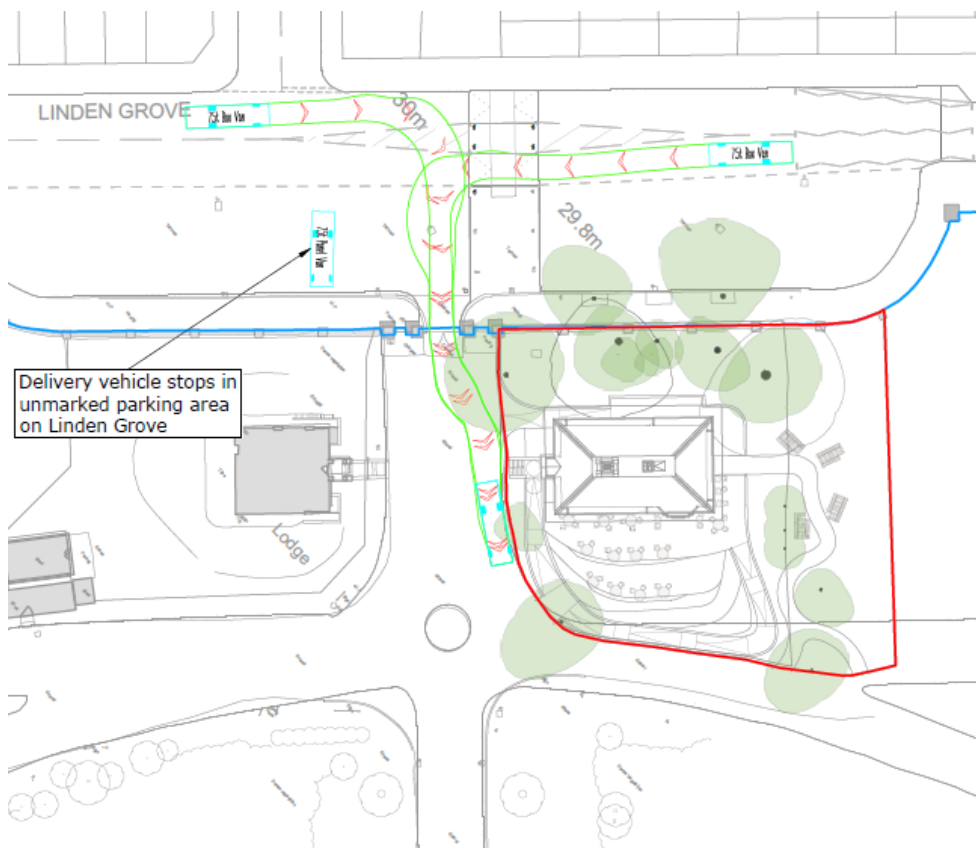
Noise

83. The application proposes mechanical extract ventilation and air source heat pumps. Acoustic protection and ventilation to the plant area, café and air source heat pumps is proposed to be controlled by condition.

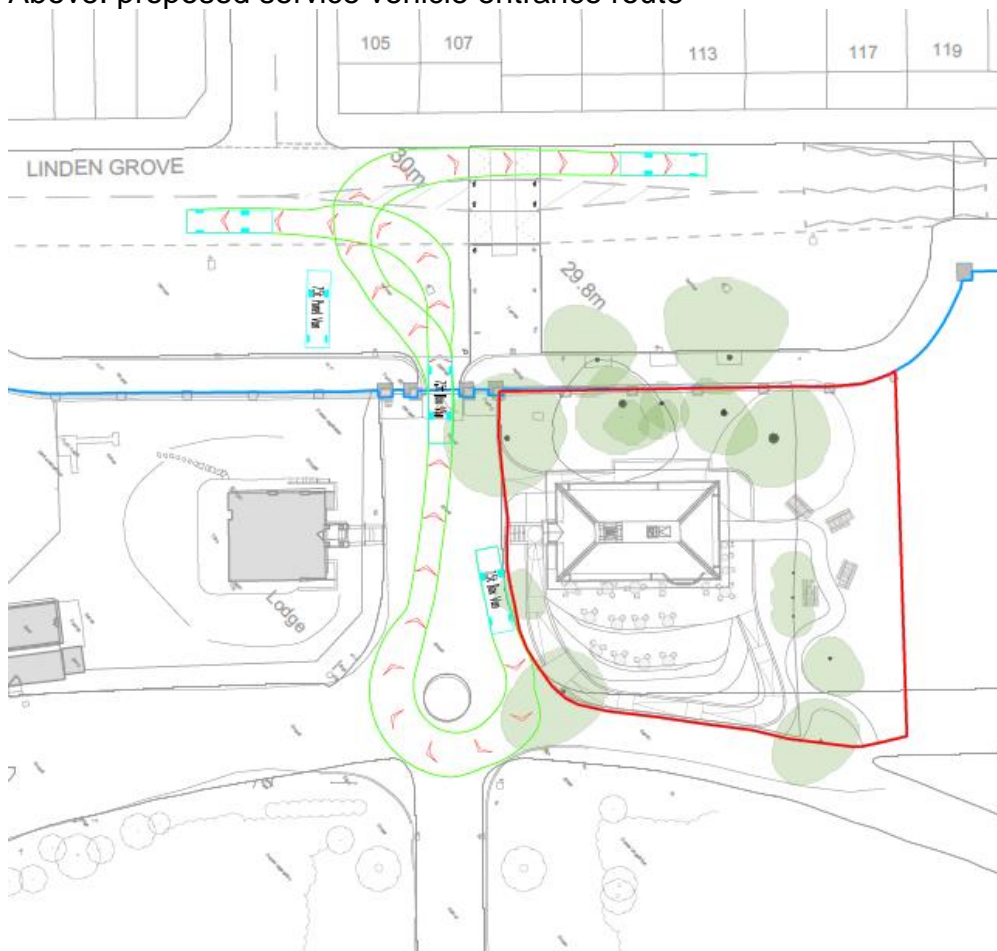
84. There may be noise from use of the internal spaces of the café and community rooms. This would be limited to daylight hours as per the hours of use condition. The use of the building as a café and community space would not usually result in noise of a statutory nuisance.

Transport and highways

85. Site layout



Above: proposed service vehicle entrance route



86. Above: proposed service vehicle exit route

Servicing, deliveries and refuse storage/collection

Relevant policies

87. London Plan 2021 - Policy T4 'Assessing and Mitigating Transport Impacts' and Policy T7 'Freight and Servicing'
GLA - Delivery and Servicing Plan Guidance (December 2020)
88. Delivery and servicing, including refuse collection is expected to take place from the unmarked parking by the gate into Nunhead Cemetery on Linden Grove or occasionally within the Cemetery along the footway next to the site. A parking survey undertaken on the 2nd October 2021 indicates there is plenty of capacity within the unmarked Cemetery parking area along Linden Grove (reaching a peak capacity of 54% with 12 spaces remaining), and on the surrounding highway network (reaching a peak capacity of 66% at 17:00, with 133 spaces remaining 200m walk from the site) for a delivery and servicing vehicle to stop. The unmarked parking on Linden Grove is within 20m from the site
89. Vehicular access to the cemetery is restricted by a locked gate. The site management will unlock the gate in the event a delivery or servicing vehicle needs to access the cemetery and stop outside of the Lodge. However it is expected stopping within the unmarked parking along Linden Grove will be the preferred option for delivery drivers. Entrance and exit routes are as above.
90. The development proposals are expected to generate circa 1 – 2 deliveries a day for goods associated with the day-to-day running and maintenance of the café (i.e. fresh food deliveries). Smaller events at the community facility are unlikely to generate any delivery trips (circa 100 community events) as attendees are likely to bring everything in cars (i.e. decorations for a birthday party, yoga mats for fitness classes). Larger events such as community events (expected to be max 21 events a year) are expected to generate circa 1 – 2 additional deliveries a day.
91. The refuse store is located at the north west of the site on the lower ground level and will provide two 1,100l Eurobins, or the equivalent capacity as wheelie bins. Waste will be segregated between general waste and dry recyclable waste. The bins will be screened from the public and lockable. A ramp provides direct access from the bin store on the lower ground floor to the footpath in the Cemetery on the ground floor. The bins will be wheeled by private waste contractor operatives to the main footway in the cemetery at ground level and to the back of the refuse collection vehicle, either on the footpath in the cemetery or the unmarked parking area on Linden Grove.
92. In summary, on average the proposals would generate circa 1 – 2 deliveries and servicing vehicle a day associated with the day-to-day running of the site and maintenance, with additional deliveries on days with

a larger event. It is likely that the most frequently used delivery vehicles will be Ford Transit type or Luton vans.

The application therefore is considered to comply with the above policies. To protect the amenity of the neighbouring residents, a condition requiring servicing hours to be limited to cemetery opening hours is necessary.

Car parking and trip generation

93. Relevant policies:

NPPF: Chapter 9: Promotion Sustainable Transport
London Plan: Policy T6 Car parking
NSP: P55 Car Parking

94. A parking survey was undertaken and submitted for consideration. The site is not within a CPZ. The proposed development is expected to generate 34 daily vehicle trips. On days when the community use is expected to be used smaller, it is expected to generate a peak parking demand of 8 and it is anticipated the café use will generate a peak parking demand of 3. Therefore a peak parking demand of 11 spaces could be generated

95. Many of the visitors to the proposed café are expected to live locally and will walk/cycle to the site. It is also likely to be used by existing visitors of the cemetery, who would be classified as pass-by trips. However existing visitors to the cemetery would have a longer dwell time if they stop at the café, thus having an impact on the surrounding parking capacity

96. The parking beat survey demonstrates there are 113 available parking spaces within 200m from the site and 12 available spaces within the unmarked cemetery parking area on Linden Grove during the peak parking time (17:00-19:00). The anticipated peak parking demand that will be generated by the proposed development (11) could easily be accommodated on the surrounding highway network within 200m from the site, including within the unmarked cemetery parking area on Linden Grove.

97. The parking beat survey demonstrates there are 113 available parking spaces within 200m from the site and 12 available spaces within the unmarked Cemetery parking area on Linden Grove during the peak parking time (17:00-19:00). The anticipated peak parking demand that will be generated by the proposed development (11) could easily be accommodated on the surrounding highway network within 200m from the site, including within the unmarked cemetery parking area on Linden Grove.

98. On days with larger events such as community meetings, events or parties (20-32 a year), it is anticipated the community use could generate a peak parking demand of 20 spaces. As these events are likely to take place in the afternoon/late in the day, parking demand from a larger event is not likely to overlap with parking demand from the café. A parking demand of 20 spaces could easily be accommodated on the surrounding highway network within 200m from the site

99. Disabled car parking

100. There is no dedicated disabled car parking on the site. However there is capacity in the unmarked Cemetery parking area on Linden Grove (12 available spaces during peak parking demand) for disabled users to park close to the site. There is also 13 disabled car parking bays within 200m from the site, with a peak parking demand of 6. If demand arises, there is capacity to provide a dedicated disabled car parking bay next to the cemetery gates in the unmarked cemetery parking on Linden Grove.
101. The application is therefore not expect to generate further pressure on parking and is compliant with the above policies.

Cycle parking and cycling facilities

102. Relevant policies
NPPF: Chapter 9: Promotion Sustainable Transport
London Plan: Policy T5 Cycling
NSP: P52 Cycling
103. There are three existing Sheffield type stands adjacent to the site within the cemetery providing parking for 6 cycle. A further 2 (4 long and short term visitor) and 2 staff cycle parking Sheffield stand to serve both the café and community facilities are indicated on the layout plans. This is compliant with the above NSP policies.

Environmental matters

Construction management

104. A Construction Management Plan (commonly referred to as a CMP) is a plan that outlines the proposed building works to be undertaken and how the constructor intends to manage the project to minimise the impact on the local residents during the works. A CMP is required via condition to be agreed prior to the commencement of development.

Flood risk and SUDs

105. NPPF – 2 Achieving sustainable development & 14 Meeting the challenge of climate change, flooding and coastal change
NSP - P67 Reducing flood risk

The application site is within flood zone 1 and therefore at the lowest risk of flooding. A Flood Risk Assessment has not been provided as the site area is under 1 hectare in size and does not meet the threshold for an assessment.

106. Drainage plans were approved as part of previous applications for stabilisation 18/AP/2937 and 21/AP/2203, however these are likely to require updating prior to works commencing. A condition is added to secure the design of the drainage system to be discharged prior to commencement of development.

107. Environmental Health and ventilationNSP – P55 Protection of Amenity

The plans for the café include locations for the extract ventilation. The flue is proposed internally through false cupboards then to external air through the existing chimney breast. The café will not provide a full catering service and therefore no recommendation is made for additional odour control. A condition requiring details is acceptable to control the design of the ventilation extract.

Energy and sustainability

108. Relevant policies

NPPF: 2. Achieving sustainable development

NSP – P68 Sustainability standards and P69 Energy

109. Development must minimise carbon emissions on site in accordance with the following energy hierarchy:

1. Be lean (energy efficient design and construction); then
2. Be clean (low carbon energy supply); then
3. Be green (on site renewable energy generation and storage).

The nature of the building as grade II listed building means that a unique retrofitting whole building solution is sought for the energy and sustainability criteria of this application. This approach is advocated in the guidance by Historic England “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency”

110. The proposals are include by energy efficiency and heat loss solutions and sustainable energy generation – additional insulation is proposed to combat heat loss in winter, and provide a comfortable interior. Conversely, summer measures are proposed to be introduced to combat excessive heat gain in Summer. Many traditional buildings face a threat due to increased cooling demands in the face of rising summer temperatures, particularly in cities, and air-conditioning poses one of the biggest threat in terms of climate emergency. The project combats this by using the potential to use the historic features as a resource – to stop heat gain by using external shading devices, taking advantage of thermal mass via night cooling, using sash windows and fireplaces to increase cross ventilation/ stack effect ventilation in every room, and adding ceiling fans as an alternative to space cooling. While energy efficiency improvements would be a planning gain; their impact on Heritage has also been taken into consideration as part of a balanced assessment. An air source heat pump to generate energy is also proposed.

111. The energy and sustainability measures include:

- A new air-source heat pump is being proposed to service the building.
- Overtop of the sarking board and limited to the south-facing roof pitches, the use of “Thermoslate” roof solar collectors fully

concealed below the new slate roof finish – converting sunlight to energy for heating and hot water.

- The new roof is to be fully insulated as a warm roof construction – insulation located in the depth of the new roof rafters with ventilation channel between insulation and underside of sarking board.
- Breathable, natural internal wall insulation boards are proposed for all external walls. These will be decorated over and fully concealed. This will help stabilise the temperature of the building during temperature changes and maintain the breathability of the historic wall construction. Specific products include wool fibre insulation boards and cork boards.
- Windows energy efficiency measures: Traditional external window blinds are proposed to windows on the south-west and south-east facades. These will help with stabilise the temperature of the rooms and spaces behind as solar shades. These will be operated either internally and manual opened or motorised and operated on a sensor and/or remote.
- Repurpose of existing chimney stacks to provide passive ventilation to most key spaces. The rear bay room on each floor will have mechanical ceiling fans installed to help improve air-flow in hot summer months.
- Internal fixtures and fittings to moderate internal temperatures including ceiling fans, sensor activated LED lighting.
- Windows will incorporate sealed thin double-glazed units similar to Histoglass products. As new windows have to be made, this option is being considered. There will be a minor visual impact but this is offset by the lack of heat loss in the winter.
- Window shutters: evidence exists of internal shutters to windows. Internal horizontal sliding timber shutters will be incorporated with windows, to provide additional insulation. There is evidence of existing shutters in the original building, and new shutters will match as closely as possible evidence of existing shutters. Window shutters can improve the thermal performance of traditional windows.

112. In conclusion, the application takes into account the Be Lean, Be clean, Be green criteria and BREEAM best practice and proposes the reuse of an existing building and its embodied carbon and utilises energy effective design and construction, low carbon energy supply and renewable energy generation. The application seeks to apply the criteria of a BREEAM assessment and policies by adopting best practice design solutions in this area. While a formal BREEAM assessment may not be appropriate for a listed building, the spirit of the assessment and the compliance with the above policy criteria is considered to be met.

Planning obligations (S.106 agreement)

113. No planning obligations are required for this development.

Mayoral and borough community infrastructure levy (CIL)

114. 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. However the development does not meet the threshold for Mayoral or Borough CIL payment.

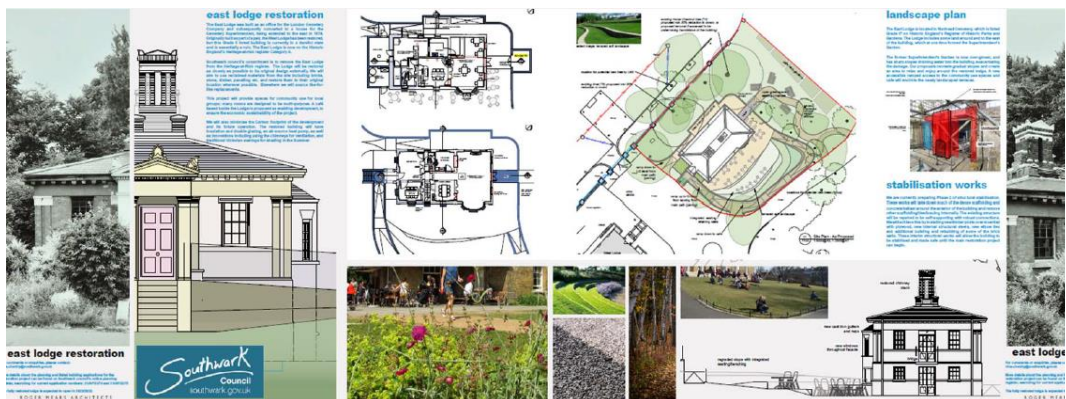
Other matters

115. None arising at the time of writing

Community involvement and engagement

116. The council's Project Board, convened by the Parks and Cemetery's team have carried out the following consultation events:

- Webpage on Southwark Council website <https://www.southwark.gov.uk/parks-and-open-spaces/projects-in-parks/east-lodge-at-nunhead-cemetery>
- Regular updates at FONC trustees meetings, and through FONC's newsletter, going out to 800 members.
- Leaflet handed out at Nunhead Cemetery Open day on 19 May 2018
- Discussions about proposals with local resident on 19.02.2021 and review of West Lodge
- Briefing paper sent local wards Councillors on 25 March 2021
- Community meeting on 11 May 2021
- Display boards on site from 3 September 2021
- Open day 4 September 2021
- Consultation with multi faith forum on 30 September 2021
- FONC are actively publicising the project at their events, work days, guided tours etc.



Consultation responses from members of the public and local groups

117. See above at para. 16 for full account and officer comment.

Consultation responses from external and statutory consultees

Historic England

118. “Historic England has been closely involved in discussions alongside your Council regarding the proposed repair and restoration of the Grade II listed East Lodge at Nunhead Cemetery for several years due to its seriously deteriorated condition and long-standing Heritage at Risk status.

We have maintained a strong supportive stance on the restoration and reuse of East Lodge in the interest of removing it from our Heritage at Risk Register and securing its long-term future. The submitted scheme is broadly consistent with what we previously reviewed, and we therefore have no additional substantive comments to make at this stage. We would nonetheless reiterate our support for these applications, which appear well informed by a sound understanding of the significance of the listed building and its conservation needs.

We welcome the aims of the project which present extensive opportunities to reveal and enhance significance with uses that should provide basic facilities for the local community and provide income generation to invest in the ongoing maintenance of this important listed building.”

Garden Heritage Trust:

119. We have considered the information provided in support of the application and on the basis of this confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

Consultation responses from internal consultee

120. Arboricultural: One category B oak and five category C oak, willow and ash require removal to facilitate development. The trees are semi-mature self sown specimens also known to be affecting the structural integrity of the listed building. As secondary woodland trees their removal is acceptable as part of ongoing woodland management. Suitable mitigation of adverse ecological impacts is proposed via biodiversity improvements encompassed within the urban greening factor of 0.5, which exceeds the minimum required by policy. Suitable replacement planting of six trees can also be provided as part of landscaping or elsewhere within the cemetery. Please see recommended condition wording.
121. EPT: Proposal is refurbishment of derelict cemetery lodge, building is self contained and within the lockable cemetery grounds, at times under control of Southwark Parks. The plans include new cafe with extract vent. The flue is being taken internally through false cupboards, and then to the external air through the existing chimney breast. It is unlikely that this café will provide full service catering, and no recommendation is made for additional odour control. However, the catering burden should be taken into account when designing the extract system. Good design of the kitchen extract flue should include access for internal cleaning, to avoid build up of grease.

122. Transport:

“Location Details: PTAL= 2. CPZ = not located in a CPZ.

The application will only be acceptable from a transport perspective once the applicant has addressed the following points:

1. The applicant should clearly mark up on plans the waste storage facility capacity for the café and community use facility.
2. The applicant has provided some details regarding servicing and delivery activity for the café. At present this is somewhat vague as to an indicative schedule of delivery activity. A table summarising an indicative delivery frequency should be provided for the café.
3. The applicant at pre-application stage was asked to provide details of envisaged trip generation linked with the café and community use for the lodge. Additionally the maximum capacity of the café was requested. This information should be provided to give an indication of the throughput associated with the site. Some indication should be given as to the envisaged frequency of events held at the café/community use facility.
4. Arrangements for disabled visitors arriving by car should be outlined.
5. The applicant has stated that no additional cycle parking will be provided for the East Lodge. The applicant should outline how staff working at the café or community use facility will be able to park their cycle for any long-stay in a secure and weatherproof manner.
6. The applicant has provided some details as to how it intends to manage the construction process. However, it still needs to provide a Construction Management Plan as requested at pre-application stage. This can be secured as a pre-commencement works condition. Mitigation measures should include and not be limited to the following: avoid construction works movements at high peak hours (08:00-09:00 and 17:00-18:00) and at school drop-off/pick-up times (08:00-09:00 and 15:00-16:00), consolidate works movements wherever possible, outline any required footway/road closures (giving appropriate forewarning and specifying measures to protect vulnerable pedestrians and road users) and detail measures to minimise the impact of receipt of works deliveries on the local highway network and wider community as a whole. Some indication should be given as to frequency of construction works movements by phase of works. The applicant will need to give specific consideration as to how access to Nunhead Cemetery will be maintained during the works for all users.
7. The applicant will be expected to agree to a condition to make good any footway that is damaged during the construction process.

Transport Recommendations

The application will only be acceptable from a transport perspective, once the above mentioned issues are addressed.”

Updated comments following submission of servicing and delivery plans, amended plans regarding storage and refuse capacity, and staff cycle parking.

“I have reviewed the attached Transport Note and Delivery and Servicing Management Plan and can confirm that they are both acceptable and have addressed the issues raised”

123. Ecology: The bat survey is valid until May 2022. The proposal includes an UGF assessment and score of > 0.5. Advise the following condition AG03.

Community impact and equalities assessment

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

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

126. 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:
3. Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
4. 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
5. 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.

127. 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

128. 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.
129. This application has the legitimate aim of restoring a grade II listed building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

130. 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.
131. 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

132.	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

133. The applications meet the requirements of the above policies were applicable, as explained in the report above.
134. It is therefore recommended that planning permission and listed building consent be granted, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2522-F Application file: 21/AP/2274 & 21/AP/2275 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	Planning history of the site and nearby sites
Appendix 3	Consultation undertaken
Appendix 4	Consultation responses received.

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Catherine Jeater, Team Leader, Design and Conservation	
Version	Final	
Dated	6 December 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		23 November 2021

**First Recommendation
Planning Permission 21/AP/2274**

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 Nina Chantry London Borough of Southwark, Environment and Leisure, Pa...	Reg. Number	21/AP/2274
Application Type	Local Authority Development	Case Number	2522-F
Recommendation	GRANT permission		

Draft of Decision Notice

planning permission is GRANTED for the following development:

Internal and external restoration of the East Lodge with updated access, integration of a cafe (former use class A1) and community uses (former use class D1) and landscaping.

East Lodge Nunhead Cemetery Linden Grove London

In accordance with application received on 29 June 2021 and Applicant's Drawing Nos.:

1. Approved plans

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

Reference no. / Plan/document name / Revision: Received on:
STAGE 2 REPORT REV 1 Environmental Statement 29.06.2021
TREE DEVELOPMENT REPORT Tree survey and
assessment
29.06.2021

103C - PROPOSED SOUTH WEST ELEVATION
PROPOSED SOUTH WEST ELEVATION
29.06.2021

104D - PROPOSED NORTH-WEST ELEVATION
PROPOSED NORTH-WEST ELEVATION
29.06.2021

105E - PROPOSED NORTH-EAST ELEVATION
PROPOSED NORTH-EAST ELEVATION
29.06.2021

106D - PROPOSED SOUTH-EAST ELEVATION

PROPOSED SOUTH-EAST ELEVATION
 29.06.2021
 102L - PROPOSED GROUND FLOOR PLAN
 PROPOSED GROUND FLOOR PLAN
 11.11.2021
 108C - PROPOSED SECTION BB PROPOSED
 SECTION BB
 29.06.2021
 101L - PROPOSED BASEMENT PLAN PROPOSED
 BASEMENT PLAN
 11.11.2021
 107 B - PROPOSED SECTION AA PROPOSED
 SECTION AA
 29.06.2021
 113 B - PROPOSED SOUTH WEST ELEVATION
 PROPOSED SOUTH WEST ELEVATION
 11.11.2021
 116 B - PROPOSED ROOF PLAN PROPOSED ROOF
 PLAN
 29.06.2021
 104 D - PROPOSED SITE PLAN PROPOSED SITE 29.06.2021
 PLAN
 115 B - PROPOSED NORTH EAST ELEVATION
 PROPOSED NORTH EAST ELEVATION
 29.06.2021
 PLANNING & LISTED BUILDING CONSENT
 STATEMENT STAGE 2 REPORT REV 1
 29.06.2021
 PROPOSED WORKS TO STABILISE BUILDING -
 STAND ENGINEERS Plans - Proposed LOWER GF
 29.06.2021
 PROPOSED WORKS TO STABILISE BUILDING AND
 IMPROVE ACCESS Plans - Proposed GROUND FLOOR
 PLAN
 29.06.2021
 PROPOSED WORKS TO STABILISE BUILDING Plans -
 Proposed GF CEILING PLAN
 29.06.2021
 Stage 1 - Section A Plans - Proposed ASSUMED
 SEQUENCE OF CONS
 29.06.2021
 Stage 1 - Section B Plans - Proposed 29.06.2021
 Stage 2 - Section A Plans - Proposed 29.06.2021
 Stage 2 - Section B Plans - Proposed 29.06.2021
 Stage 3 - Section A Plans - Proposed 29.06.2021
 Stage 3 - Section B Plans - Proposed 29.06.2021
 Stage 4 - Section A Plans - Proposed 29.06.2021
 Stage 4 - Section B Plans - Proposed 29.06.2021

Reason:

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

2. Compliance condition

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

Reason:

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

3. Pre-commencement condition

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 Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policies SP11 (Open spaces and wildlife), SP12

(Design and conservation) and SP13 (High environmental standards) of the Core Strategy (2011), and; Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Plan (2007).

4. HARD AND SOFT LANDSCAPING

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

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

Reason:

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

5. **Pre-commencement condition**

GREEN ROOFS FOR BIODIVERSITY

Part 1: 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.

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) 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.

Pre-commencement conditions

6. CYCLE STORAGE DETAILS

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

Reason:

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

7. SECURITY MEASURES

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

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

Reason:

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

8. Compliance condition

HOURS OF USE

The use hereby permitted for cafe and community rooms/office including servicing shall be:

1 April to 30 September - 8:30am to 7pm

1 October to 31 October - 8:30am to 5pm

1 November to 28 February - 8:30am to 4pm

1 March to 30 March - 8:30am to 5pm

and for extended hours for special events:

1 January - 31 December - 0830am to 10.30pm

for no more than 21 days per calendar year and for no more than 1 consecutive days and no more than 1 special event per week

Reason:

To safeguard the amenities of neighbouring residential properties 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).

9. Pre-commencement condition**VENTILATION DETAILS**

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy SI 1 (Air quality) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of The Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) and 3.6 (Air Quality) of The Southwark Plan (2007).

10. Pre-commencement condition**SOUND INSULTATION DETAILS**

Prior to the commencement of use, a scheme of sound insulation for the storage areas and air source heat pumps shall be submitted to the local planning authority

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) 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).

11. Pre-commencement condition

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

- 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;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- 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 2019.

12. Pre-commencement condition

Prior commencement of development, an agreement under s278 of the Highways Act 1980 (as amended) shall be entered into by the developer for the reinstatement of the highway should damage occur during the construction process.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the the National Planning Policy Framework (2021); Strategic Policy SP12 (Design & Conservation) of the Core Strategy (2011); and Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan (2007).

Informative notes to the applicant relating to the proposed development

Second Recommendation Listed Building Consent 21/AP/2275

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 Nina Chantry London Borough of Southwark, Environment and Leisure, Pa...	Reg. Number	21/AP/2275
Application Type	Listed Building Consent	Case Number	2522-F
Recommendation	GRANT consent		

Draft of Decision Notice

listed building consent is GRANTED for the following development:

Internal and external restoration of the East Lodge with updated access, integration of the cafe and community uses and landscaping.

East Lodge Nunhead Cemetery Linden Grove London

In accordance with application received on 29 June 2021 and Applicant's Drawing Nos.:

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

Reference no. / Plan/document name / Revision: Received on:
 STAGE 2 REPORT REV 1 Environmental Statement 29.06.2021
 TREE DEVELOPMENT REPORT Tree survey and
 assessment
 29.06.2021

103C - PROPOSED SOUTH WEST ELEVATION
 PROPOSED SOUTH WEST ELEVATION

29.06.2021
 104D - PROPOSED NORTH-WEST ELEVATION
 PROPOSED NORTH-WEST ELEVATION
 29.06.2021

105E - PROPOSED NORTH-EAST ELEVATION
 PROPOSED NORTH-EAST ELEVATION
 29.06.2021

106D - PROPOSED SOUTH-EAST ELEVATION
 PROPOSED SOUTH-EAST ELEVATION
 29.06.2021

102L - PROPOSED GROUND FLOOR PLAN
 PROPOSED GROUND FLOOR PLAN

11.11.2021

108C - PROPOSED SECTION BB PROPOSED SECTION BB

29.06.2021

101L - PROPOSED BASEMENT PLAN PROPOSED BASEMENT PLAN

11.11.2021

107 B - PROPOSED SECTION AA PROPOSED SECTION AA

29.06.2021

113 B - PROPOSED SOUTH WEST ELEVATION PROPOSED SOUTH WEST ELEVATION

11.11.2021

116 B - PROPOSED ROOF PLAN PROPOSED ROOF PLAN

29.06.2021

104 D - PROPOSED SITE PLAN PROPOSED SITE PLAN 29.06.2021

115 B - PROPOSED NORTH EAST ELEVATION PROPOSED NORTH EAST ELEVATION

29.06.2021

PLANNING & LISTED BUILDING CONSENT STATEMENT STAGE 2 REPORT REV 1

29.06.2021

PROPOSED WORKS TO STABILISE BUILDING - STAND ENGINEERS Plans - Proposed LOWER GF

29.06.2021

PROPOSED WORKS TO STABILISE BUILDING AND IMPROVE ACCESS Plans - Proposed GROUND FLOOR PLAN

29.06.2021

PROPOSED WORKS TO STABILISE BUILDING Plans - Proposed GF CEILING PLAN

29.06.2021

Stage 1 - Section A Plans - Proposed ASSUMED SEQUENCE OF CONS

29.06.2021

Stage 1 - Section B Plans - Proposed 29.06.2021

Stage 2 - Section A Plans - Proposed 29.06.2021

Stage 2 - Section B Plans - Proposed 29.06.2021

Stage 3 - Section A Plans - Proposed 29.06.2021

Stage 3 - Section B Plans - Proposed 29.06.2021

Stage 4 - Section A Plans - Proposed 29.06.2021

Stage 4 - Section B Plans - Proposed 29.06.2021

Reason:

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

2. Time limit condition

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

Reason:

As required under Section 18 of the Planning (Listed Buildings &

Conservation Areas) Act 1990 as amended.

3. Compliance condition

MATERIALS TO MATCH EXISTING

All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building 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).

4. Pre-commencement condition

"The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

- i) 1sqm sample panel of brickwork, mortar and pointing
- ii) stone
- iii) Stucco repairs and repainting
- iv) natural slate

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011) and Saved Policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) and 3.17 (Listed Buildings) of The Southwark Plan (2007).

5. Pre-commencement condition

Elevation drawings at 1:20 and section drawings at 1:5 for all new:

- i) fenestration (including box frame, sash, cill and reveal) plus shutter design
- ii) awnings and awning housing,
- iii) railings and ramp
- iv) doors
- v) external lighting

shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with

Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011) and Saved Policies 3.15 (Conservation of the historic environment), 3.16 (Conservation Areas) and 3.17 (Listed Buildings) of The Southwark Plan (2007).

6. Pre-commencement condition

DETAILED ROOM SCHEDULE

A room by room schedule of restoration including finishes, including plaster mix, plus joinery, cornicing, flooring and chimney pieces, shall be submitted to and agreed in writing.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the the National Planning Policy Framework (2021); Strategic Policy SP12 (Design & Conservation) of the Core Strategy (2011); and Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan (2007).

Informative notes to the applicant relating to the proposed development

1. This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence

APPENDIX 2**Relevant planning history**

Reference and Proposal	Status
21/AP/2274 Internal and external restoration of the East Lodge with updated access, integration of a cafe (former use class A1) and community uses (former use class D1) and landscaping.	Pending decision
Reference and Proposal	Status
21/AP/2275 Internal and external restoration of the East Lodge with updated access, integration of the cafe and community uses and landscaping.	Pending decision

Consultation undertaken

Site notice date: n/a.

Press notice date: 08/07/2021

Case officer site visit date: 25.07.2021

Neighbour consultation letters sent: 14/07/2021

Internal services consulted

Environmental Protection

Transport Policy

Local Economy

Ecology

Urban Forester

Highways Development and Management

Statutory and non-statutory organisations

Historic England

Neighbour and local groups consulted:

108 Daniels Road London Southwark

62 Daniels Road London Southwark

111 Linden Grove London Southwark

105 Linden Grove London Southwark

88 Daniels Road London Southwark

104 Daniels Road London Southwark

70 Daniels Road London Southwark

64 Daniels Road London Southwark

117 Linden Grove London Southwark

98 Daniels Road London Southwark

90 Daniels Road London Southwark

84 Daniels Road London Southwark

102 Daniels Road London Southwark

96 Daniels Road London Southwark

94 Daniels Road London Southwark

92 Daniels Road London Southwark

86 Daniels Road London Southwark

82 Daniels Road London Southwark

112 Daniels Road London Southwark

110 Daniels Road London Southwark

106 Daniels Road London Southwark

100 Daniels Road London Southwark

72 Daniels Road London Southwark

68 Daniels Road London Southwark

66 Daniels Road London Southwark

60 Daniels Road London Southwark

58 Daniels Road London Southwark

119 Linden Grove London Southwark

115 Linden Grove London Southwark

113 Linden Grove London Southwark

109 Linden Grove London Southwark

107 Linden Grove London Southwark

Re-consultation:

Consultation responses received

Internal services

Environmental Protection
 Transport Policy
 Ecology
 Urban Forester
 Highways Development and Management

Statutory and non-statutory organisations

Historic England

Neighbour and local groups consulted:

The Lodge, Nunhead Cemetery, Linden Grove, Nunhead London SE15 3LP	London
The Lodge, Nunhead Cemetery, Linden Grove, Nunhead London SE153LP	33 Chalsey Road Brockley London
The Gardens Trust 70 Cowcross Street London	Chalsey Road London SE4 1YN
1 Hannah Mary Way Bermondsey	28 Adys road Peckham Peckham
	30 Kirkwood Road Nunhead SE15 3XX
	35 DANBY STREET LONDON SE15

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

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

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	By email
Councillor Maria Linforth-Hall (Vice-chair)	1		
Councillor Sirajul Islam	1	Communications	By email
Councillor Victoria Mills	1	Louise Neilan, media manager	
Councillor David Noakes	1		
Councillor Sandra Rhule	1		17
		Total:	
(Electronic version only)			
Councillor Martin Seaton		Dated: 26 November 2021	
(Reserves to receive electronic versions only)			
Councillor Sarah King			
Councillor Jack Buck			
Councillor Tom Flynn			
Councillor Damian O'Brien			
Councillor Charlie Smith			
Officers			
Beverley Olamijulo (spare copies)	10		
Constitutional Officer, Hub 2 (Second Floor), Tooley Street			
Philippa Brown / Affie Demetriou	By email		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (Second Floor), Tooley Street	1		