

Planning Sub-Committee B

Wednesday 2 March 2022

7.00 pm

Ground Floor Meeting Room G01 - 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: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 22 February 2022



Planning Sub-Committee B

Wednesday 2 March 2022

7.00 pm

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

Order of Business

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1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 6
	To approve as a correct record the minutes of the meeting held on 22 November 2021.	
7.	DEVELOPMENT MANAGEMENT ITEMS	7 - 10
	7.1. ADVENTURE PLAYGROUND DOG KENNEL HILL LONDON SOUTHWARK	11 - 37

Item No.

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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: 22 February 2022

Planning Sub-Committee

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

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

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

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

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

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

Please note:

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

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

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

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



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Monday 22 November 2021 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maria Linforth-Hall (Vice-Chair) In the chair
 Councillor Victoria Mills
 Councillor David Noakes
 Councillor Sandra Rhule
 Councillor Martin Seaton (In the chair for item 7.3 only)

OFFICER SUPPORT: Dennis Sangweme (Head of Development Management)
 Dipesh Patel (Major Applications and New Homes)
 Richard Craig (Design and Conservation Officer)
 Zaib Khan (Development Management)
 Andre Verster (Development Management)
 Alex Gillott (Legal Officer)
 Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were apologies for absence from Councillor Cleo Soanes (chair).

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members declared their personal interests in the following items:

7.3 – Carpark of Matson House Slippers Place, London Southwark

Councillor David Noakes, non-pecuniary, because he had received emails from an objector who was present at the meeting and correspondence from constituents in the ward he represents; and from residents living in neighbouring properties. He agreed to keep an open mind when considering the planning application.

Councillor Maria Linforth-Hall (vice-chair), non-pecuniary, because of her connection to one of the objectors present. Councillor Linforth-Hall agreed to step down as chair and not take part in the debate or vote when the sub-committee considers the planning application.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Members pack and addendum report relating to items 7.1 – 7.3 development management items.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 20 October 2021 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

RESOLVED:

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

7.1 17 - 21 RISBOROUGH STREET, SOUTHWARK LONDON SE1 0HG**Planning application reference 21/AP/1207**

Report: See pages 9 to 60 of the agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL

Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.

The sub-committee heard the officer's introduction to the report and Members of the sub-committee asked questions of the officers.

The design and conservation officer was present to respond to questions from members.

The objectors were present to address the sub-committee and responded to questions from members.

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

There were no supporters who lived within 100 metres of the development site present at the meeting.

There were no ward councillors present at the meeting who wished to address the sub-committee.

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

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

RESOLVED:

1. That planning application 21/AP/1207 be granted subject to amended conditions and any deliveries or collections to the commercial units shall only be between the following hours: 07.00 – 20.00hrs on Monday – Saturday. No deliveries permitted on Sunday and Bank Holidays and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of paragraph 1 above are not met by 26 November 2021, the director of Planning and Growth be authorised to

refuse planning permission, if appropriate, for the reasons set out in paragraph 135 of the report.

7.2 26-34 UPPER GROUND, LONDON SE1 9PD

Planning application reference 21/AP/0179

Report: See pages 61 to 111 of the agenda pack and pages 2 to 3 of the addendum report.

PROPOSAL

Construction of a part two, part five storey extension to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage.

The sub-committee heard the officer's introduction to the report and Members of the sub-committee asked questions of the officers.

There were no objectors present at the meeting.

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

A supporter who lived within 100 metres of the development site was present to address the meeting.

There were no ward councillors present at the meeting who wished to address the sub-committee.

At this point of the meeting, there was no further debate or questions from members of the sub-committee.

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

RESOLVED:

1. That planning application 21/AP/0179 be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of paragraph 1 above are not met by 20 May 2022, the director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 102 of the report.

At this point Councillor Linforth-Hall (vice-chair) stood down as chair for the sub-committee.

Members moved a motion to nominate a chair for the meeting.

It was moved, seconded and

RESOLVED:

That Councillor Martin Seaton would chair the meeting.

Councillor Seaton took the position as chair.

Adjournment

At 8.35pm, the meeting adjourned for 10 minutes and reconvened at 8.45pm.

7. CARPARK OF MATSON HOUSE SLIPPERS PLACE, LONDON SOUTHWARK

Planning application reference 21/AP/1615

Report: See pages 112 to 152 of the agenda pack and pages 3 to 7 of the addendum report.

PROPOSAL

Redevelopment of an existing car park to create 18 residential units (use class C3) in a part 1, part 8 storey building, demolition of existing pram stores and part of an existing refuse store, adjustments to car parking, new landscape and amendments to existing estate paths.

The sub-committee heard the officer's introduction to the report and Members of the sub-committee asked questions of the officers.

The objector was present to address the sub-committee and responded to questions from members.

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

There were no supporters who lived within 100 metres of the development site present at the meeting.

There were no ward councillors present at the meeting who wished to address the sub-committee.

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

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

RESOLVED:

1. That planning permission be granted, subject to the conditions as set out in the report and the completion of a unilateral undertaking.
2. That in the event that a legal agreement is not signed by 20 April 2022, the director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraphs 88 to 89 of the report.

The meeting ended at 10.15pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 2 March 2022	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 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 sub-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 Levelling Up, Housing and Communities 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 the Secretary of State (vis the Planning Inspectorate) 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 may be 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 means that the director of planning and growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the sub-committee and issued under the signature of the director of planning and growth constitutes a planning permission. Any additional conditions required by the sub-committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning sub-committee.
13. A resolution to grant planning permission subject to legal agreement means that the director of planning and growth 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 law and governance, and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement is entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as determined by the director of law and governance. 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, to local finance considerations and to any other material considerations when dealing with applications for planning permission. Local finance considerations

are discussed further in paragraph 18 below and material considerations in paragraph 17.

15. Where there is any conflict with a policy contained in the development plan, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (s38(5) Planning and Compulsory Purchase Act 2004).

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 for Southwark is now the London Plan 2021 and the Southwark Plan 2022.

16. Case law has established that to be *material* the considerations must (i) relate to a planning purpose and not any ulterior purpose. A planning purpose is one that relates to the character and use of land (ii) must fairly and reasonably relate to the development permitted and (iii) must not be so unreasonable that no reasonable planning authority would have regard to them.
17. Section 143 of the Localism Act 2011 amended Section 70 of the Town and Country Planning Act 1990 and provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through Community Infrastructure Levy (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.
18. Regulation 122 of the Community Infrastructure Levy (CIL) regulations 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 in 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. Planning permissions cannot be bought or sold. Benefits which provide a general benefit to the community rather than being proposed for a proper planning purpose affecting the use of the land, will not satisfy the test.

19. 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.
20. The National Planning Policy Framework (NPPF) was last updated in July 2021The NPPF is supplemented by detailed planning practice guidance (PPGs) on a number of

planning topics. The NPPF is a material planning consideration in the determination of planning applications..

BACKGROUND DOCUMENTS

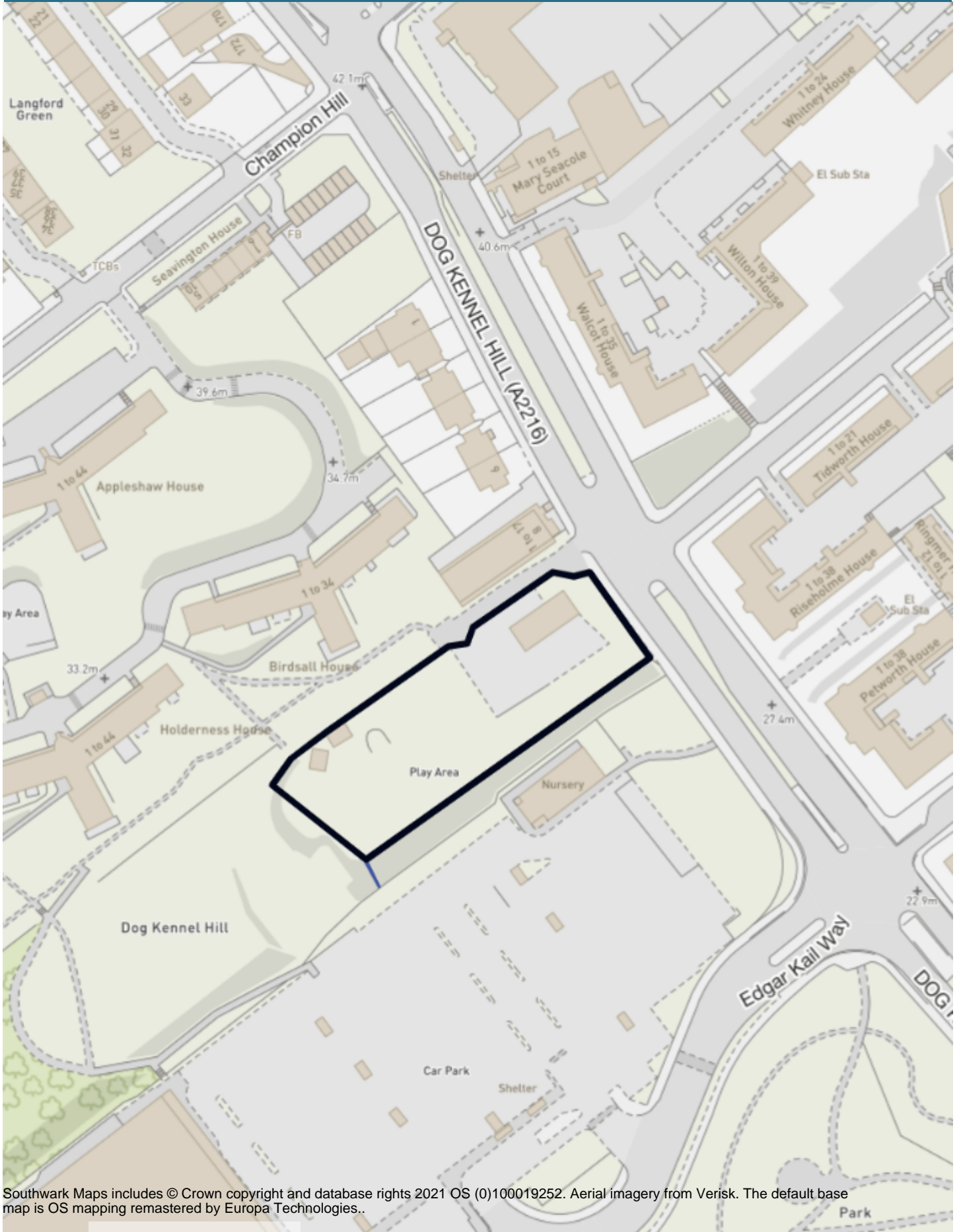
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning sub-committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Sadia Hussain, Acting Deputy Head of Law (Property and Development)	
Version	Final	
Dated	22 February 2022	
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		22 February 2022



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Item No. 7.1	Classification: OPEN	Date: 2 March 2022	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 21/AP/4210 for: Full Planning Application Address: ADVENTURE PLAYGROUND DOG KENNEL HILL LONDON SOUTHWARK Proposal: Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 Granted 28.6.2018).		
Ward(s) or groups affected:	Champion Hill		
From:	Director of Planning and Growth		
Application Start Date	29.11.2021	PPA Expiry Date	09.03.2022
Earliest Decision Date	23.01.2022		

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

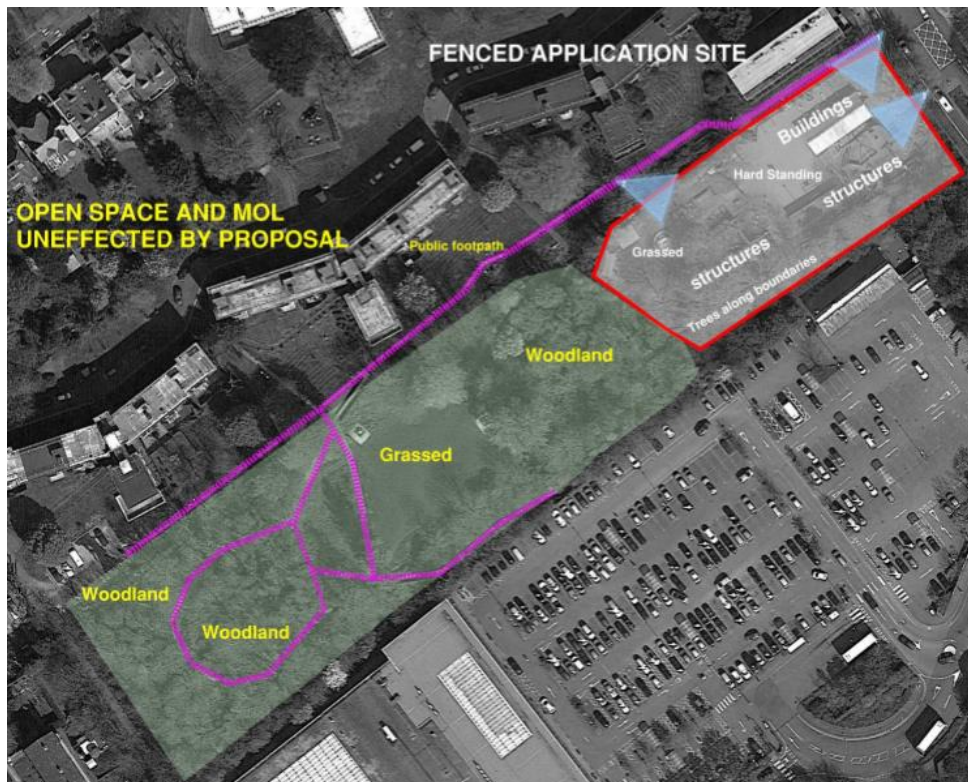
2. Planning permission was granted on 28 June 2018 for the removal of three existing buildings and one storage container (186sq.m total existing floor area) and construction of one replacement single storey L-shaped building (186sq.m total proposed floor area) [LBS ref 17/AP/4769]. The planning permission was not implemented within the three-year time limit, as required by condition 1 of the planning permission, and therefore the planning permission has lapsed. The applicant is now seeking planning permission for the renewal of the previously approved scheme, following confirmation on securing funding to deliver the proposed development. This application does not seek any changes to the previously approved development.
3. The proposed development has been re-assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms. It is recommended therefore, that planning permission should be granted subject to conditions. The application site is located within Metropolitan Open Land (MOL) and therefore must be determined by planning committee.

BACKGROUND INFORMATION

4. The application is required to be determined by the sub-planning committee due to its location within Metropolitan Open Land (MOL).
5. The application site, known as Dog Kennel Hill Adventure Playground, was established in the early 1970s and is a voluntary sector organisation serving children and young people in the Camberwell and Dulwich area, although not exclusively. The organisation offers staffed indoor and outdoor play provision providing children and young people with a safe space to explore imaginatively, supporting their mental, physical and social development through active play. The centre helps children and young people to make friends and build relationships with others in their neighbourhood. The site acts as a community hub in which to engage young people in a place they have chosen to be. Play opportunities are supported and enhanced by being integrated within the structure of the outdoor environment. There are currently over 100 regular users of the facility.

Site location and description

6. The application site is located to the south of Dog Kennel Hill. It comprises open space, outdoor play space equipment, a building for indoor play, and ancillary outbuildings. The existing buildings on site are in poor condition and have no architectural merit.



Existing site context

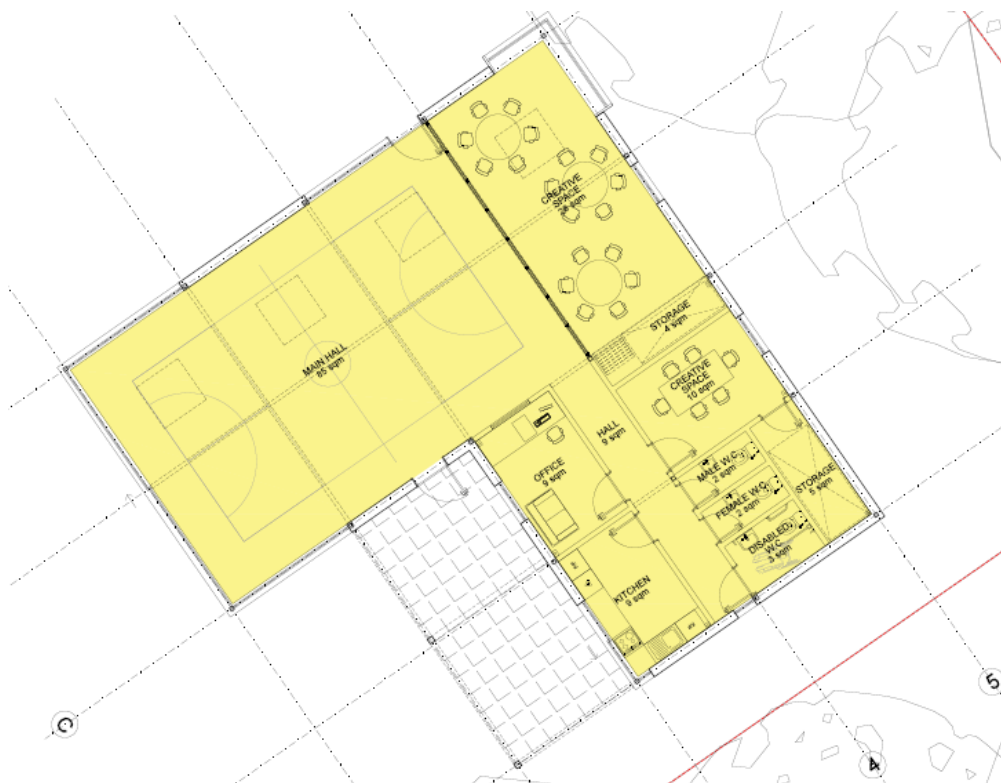
7. The application site is situated within designated Metropolitan Open Land (MOL)

and is a site of Local Nature Conservation Importance (SINC). The rear (west) part of the site is open MOL which is publically accessible and provides a through route for neighbouring areas. The front (east) part of the site is fenced off for users of the adventure playground only, with managed access.

8. To the north of the site is a six-storey residential building which overlooks the site. To the south is a supermarket car park and children's nursery and to the west is undeveloped open space. There is a public footpath running parallel to the north-west boundary of the site that connects Dog Kennel Hill with Monclar Road, Arnould Avenue and Champion Hill to the west, and to the supermarket car park to the south.

Details of proposal

9. This application relates to a lapsed planning permission granted on 28 June 2018 [LBS ref 17/AP/4769] which was not implemented within the three-year time limit, as required by condition 1 of the planning permission. This application seeks to renew the previously approved scheme, which has now secured the funding required deliver the proposed development.
10. The development proposes to remove three existing buildings and one storage container (totalling 186sq.m of existing floor area) on site and construct one replacement single storey building (totalling 186sqm of proposed floor area). The new building is proposed to be located on the south-eastern corner of the site. The existing outdoor climbing frame on this area of the site would be dismantled and relocated elsewhere within the site.



Proposed floor plan

11. An L-shaped building is proposed with pitched metal roof profile measuring 2.7m to eave height and 5m to ridge height. The new building would provide an 82sq.m multi-functional hall, two smaller classrooms, storage areas, office space, kitchen and WC.
12. The existing access onto the site is to be retained from the north-eastern corner. The application does not seek to increase the site's capacity or overall footprint. Overall, the use of the new building seeks to bring together all of the existing indoor facilities on site. Therefore, no additional parking or access arrangements are proposed.

Consultation responses from members of the public and local groups

13. No comments have been received from members of the public or local groups.

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

14. 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

15. The main issues to be considered in respect of this application are:
 - Principle of the proposed development on MOL in terms of land use
 - Neighbouring amenity
 - Transport and highways
 - Design
 - Fire safety
 - Trees
 - Ecology and biodiversity
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights.
16. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

17. 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.

18. 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

19. The statutory development plans for the Borough comprise the London Plan 2021, and Southwark Plan (2022). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
20. The site is located within the:
- Metropolitan Open Land (MOL)
 - Site of Importance Nature Conservation (SINC)
 - Air Quality Management Area.
21. The site is located within Flood Zone 1 as identified by the Environment Agency flood map, which indicates a low probability of flooding and there is a low risk of surface water flooding on site.

ASSESSMENT

Principle of the proposed development on MOL in terms of land use

22. The application site is located within Metropolitan Open Land (MOL). The London Plan Policy G3 affords MOL the same level of protection as Green Belt. Areas of MOL should therefore be protected against inappropriate development in accordance with national planning policy tests. Exceptional circumstances where new development would be permitted on MOL are set out within paragraph 149 of the NPPF (2021), Southwark Plan Policy P57.
23. The application proposes to deliver a new building that would be the same floor area as the combined total floor area of the existing buildings on site (186sq.m). The replacement building would provide a modern and high-quality space for community use, which is more accessible for all users than the existing buildings on site. Its use as a supporting element of the Adventure Playground community centre is supported as appropriate development in MOL, in accordance with criterion (ii) of the exceptional circumstances, which permits the development of

essential services 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.

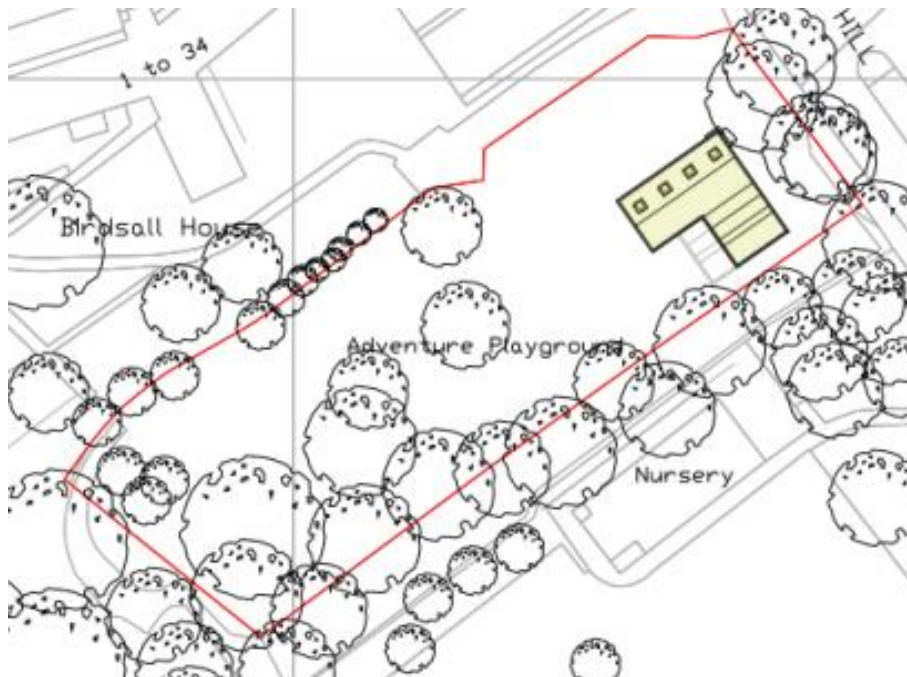
24. The proposed development is consistent with the existing use of the site and would not impact negatively on the setting, accessibility and quality of the MOL. Overall the proposal is considered to be appropriate development on MOL in terms of land use.
25. Notwithstanding this, the applicants have provided information to demonstrate very special circumstances in the case where the use of the building was considered to be inappropriate development in MOL. This sets out the identified need for improved facilities in compliance with the Equalities Act. The existing buildings on site are in poor condition and no longer fit for purpose. The application would deliver a significant community benefit through the enhanced offer of indoor play space that is more accessible, flexible and better integrated with the outdoor space. Therefore providing improved facilities for users of the site. The principle of the proposed development in terms of land use is therefore supported.

Impact on the openness of MOL

26. The new building would be modest in scale and combines the existing building footprint on the site into one single building, without increasing the overall floor area of development. This would deliver enhancements to this essential community service without negatively impacting on the openness of the MOL or creating an increased sense of enclosure.



Existing buildings totalling 186sqm.



Proposed building totalling 186sqm.

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

27. The closest residential neighbours to the site are located immediately north of the site boundary adjacent to the site entrance. The proposed building would remain single storey and would be further set back from the residential block, providing a 20.8-metre distance from the front elevations of the neighbouring block. Therefore it is not considered that the new building would have any adverse impact on the amenity of neighbouring residential occupiers in regards to loss of light, outlook and privacy.
28. The new building would be located closer to an existing nursery which is situated adjacent to the southern boundary of the site. The development proposal does not alter the existing use or capacity of the site nor propose a larger building footprint in terms of height and scale. Therefore it is not considered that the new building would not significantly change or impact on the amenity of the adjoining nursery.
29. The development proposal does not seek to intensify or change the use of the existing site and construction works are likely to be minimal given the small scale of development proposed. Therefore it is not considered that there would be any noticeable impact on the amenity of adjoining occupiers in terms of noise nuisance during the construction and operational phases of development.

Transport and highways

30. There are no changes proposed to the existing access on site and the development does not seek to increase the site's existing capacity or change the established use. Therefore the proposed development would not result in any changes in terms of increased vehicular movements, delivering and servicing

arrangements and impact on the local highway network.

31. Details of cycle parking and refuse storage capacity is recommended to be secured through planning condition.

Design

32. The building construction is proposed to be a simple steel portable frame, timber cladding, and aluminium frame windows and doors of different shapes, sizes, colour and heights. The building is divided into three boxes, each with their own pitched roof. This breaks down the scale of the building and adds interest to the elevations. Traverse climbing walls are proposed on the external north west elevation in addition to an external canopy on the south east elevation. The external walls would be highly insulated to ensure a very low heat loss, whilst the internal walls can be altered in the future to suit changing requirements.
33. Overall the proposed building is considered appropriate in terms of its scale, and height, and would deliver an improvement on the existing facility on site in terms of design and functionality.

Trees

34. The applicant has submitted an Arboricultural report including Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. This sets out the detailed foundations plans of a raft and pile formation and provides a tree protection and a method statement. The Urban Forester has reviewed the submission and recommended that these measures are secured via planning condition. Overall, the works would not have a long term effect on the mature trees on site, subject to compliance with the proposed arboricultural sensitive methods of construction.

Ecology and biodiversity

35. The applicant has submitted a Preliminary Ecology Appraisal and Preliminary Bat Roost Assessment, in addition to a Stage 2 Bat Survey Report. This sets out recommendations to reduce impact on ecology as a result of the proposed development. The ecology officer has reviewed that submission and raises no objection subject to planning conditions to secure details of bat boxes and a lighting plan.

Mayoral and borough community infrastructure levy (CIL)

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

In this instance, the application does not propose to create any new floor space and therefore the development does not constitute CIL liable development.

Consultation responses from members of the public and local groups

37. No comments have been received from members of the public or local groups.

Consultation responses from internal consultees

38. **Ecology officer:**

- Bat survey acceptable
- Planning conditions to be applied for details of bat boxes and Lighting plan.

39. **Urban forester:**

- No objection
- Planning conditions to be applied for a tree survey proposed works/protection.

40. **Arboricultural officer:**

- No objection on the basis that no trees are removed; the root zones of T3 and T5 will be protected as per the tree protection plan and only one tree will be slightly pruned to accommodate the works.

Community impact and equalities assessment

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

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

43. 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.

44. 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

45. 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.
46. This application has the legitimate aim of delivering a community centre (F2). 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

47. 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.
48. 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.
49. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES

If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

50. The development proposes to replace and enhance an existing community facility, to provide a more functional and flexible indoor play provision that would better meet the needs of the local community and users of the site. The development would enable the amalgamation of existing low-quality buildings scattered around the site into a single community centre (F2) which is both modest in scale and modern in design. Overall the proposed use, character and appearance of the building remains consistent with the inclusion of land within MOL and would preserve and enhance the openness of the site.
51. The proposed development has been re-assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms. It is therefore recommended that planning permission be granted, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file 2134-E Application file 21/AP/4210 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	Relevant 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	Gemma Perry, Graduate Planner	
Version	Final	
Dated	11 February 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		17 February 2022

Recommendation (draft decision notice)

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

This document is not a decision notice for this application.

Applicant	c/o agent Dog Kennel Hill Adventure Playground	Reg. Number	: 21/AP/4210
Application Type	Minor application		
Recommendation	To Grant	Case Number	PP-10402604

Draft of Decision Notice

Grant Planning Permission for the following development:

Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 granted 28.6.2018)

At

Adventure Playground Dog Kennel Hill London Southwark

In accordance with the valid application received on 29 November 2021 and supporting documents submitted which can be viewed on our Planning Register.

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

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

Conditions

Permission is subject to the following Approved Plans Condition:

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

172 P(20) E01 - Proposed North East Elevation

172 P(20) E02 - Proposed North West Elevation

172 P(20) E03 - Proposed South West Elevation

172 P(20) E04 - Proposed South East Elevation
 172 P(20) P00 - Proposed Ground Floor Plan
 172 P(20) P01 - Proposed Roof Plan
 172 P(90) P01 - Proposed Site Block Plan

Reason:

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

Permission is subject to the following Time Limit:

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

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.
 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of places), Policy P14 (Design quality), Policy P56 (Protection of amenity) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

4. 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, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy 13 (Design of Places), Policy 14 (Design Quality), Policy 56 (Protection of Amenity), Policy 57 (Open Space) and Policy 60 (Biodiversity) of the Southwark Plan (2022).

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy 53 (Cycling) of the Southwark Plan (2022).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

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

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

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

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

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

8. Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with 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); Policy 62 (Reducing Waste) and Policy 66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

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

9. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the 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); Policy P13 (Design of places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

Relevant Planning Policy

National Planning Policy Framework 2021:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 15 Conserving and enhancing the natural environment

London Plan 2021:

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D12 Fire safety
- Policy S1 Developing London's social infrastructure
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy G3 Metropolitan Open Land
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy T5 Cycling
- Policy T6 Car parking

Southwark Plan 2022:

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P45 Healthy developments
- Policy P47 Community uses
- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car Parking
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P65 Improving air quality
- P70 Energy

Planning history of the site and nearby sites

17/AP/4769 | Removal of existing buildings and creation of a single storey community centre (D2) for Dog Kennel Hill Adventure Playground. | Adventure Playground Dog Kennel Hill London SE22 8AA. Granted.

Consultation undertaken

Site notice

Placed: 17.12.2021

Date of expiry: 16.01.222

Internal Consultees

LBS Ecology

LBS Arboricultural Services Team

LBS Urban Forester

External Consultees

The Gardens Trust

Neighbour notification

Letters sent: 07/12/2021

Date of expiry: 04.01.2022

137 addresses consulted

1-2 The Parade Dog Kennel Hill London Southwark SE22 8BQ
 Apartment 14 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 18 Walcot House East Dulwich Estate Albrighton Road London
 Flat 33 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 16 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 14 Walcot House East Dulwich Estate Albrighton Road London
 Flat 6 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 34 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 8 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 6 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 11 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 22 Walcot House East Dulwich Estate Albrighton Road London
 Flat 32 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 18 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 20A Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 28 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 24 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 1 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 24 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 16 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 8 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 27 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 17 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 9 Walcot House East Dulwich Estate Albrighton Road London
 Flat 8 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 4 Birdsall House Champion Hill London Southwark SE5 8DP

Flat 30 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 14 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 15 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 7 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 2 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 7 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 9 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 31 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 35 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 26 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 28 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 10 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 27 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 17 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 12 Riseholme House East Dulwich Estate Albrighton Road
 Flat 32 Walcot House East Dulwich Estate Albrighton Road London
 Flat 1 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 6 Walcot House East Dulwich Estate Albrighton Road London
 Flat 28 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 22 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 13 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 20 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 4 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 12 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 15 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 7 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 10 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 16 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 5 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 33 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 13 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 7 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 26 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 25 Birdsall House Champion Hill London Southwark SE5 8DP
 5 Dog Kennel Hill London Southwark SE22 8AA
 2 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 18 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 13 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 19 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 37 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 30 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 19 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 3 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 21 Birdsall House Champion Hill London Southwark SE5 8DP
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 Flat 25 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 22 Riseholme House East Dulwich Estate Albrighton Road London
 6 Dog Kennel Hill London Southwark SE22 8AA
 3 Dog Kennel Hill London Southwark SE22 8AA
 Flat 8A Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 29 Riseholme House East Dulwich Estate Albrighton Road London
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 Flat 31 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 35 Walcot House East Dulwich Estate Albrighton Road London Southwark
 1 Dog Kennel Hill London Southwark SE22 8AA
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 Apartment 17 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 10 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 9 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 6 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 4 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 3 8 Dog Kennel Hill London Southwark SE22 8AA
 Apartment 1 8 Dog Kennel Hill London Southwark SE22 8AA
 3 The Parade Dog Kennel Hill London Southwark SE22 8BQ
 Dulwich Day Nursery Dog Kennel Hill London Southwark SE22 8BB
 4 Dog Kennel Hill London Southwark SE22 8AA
 Flat 12 Walcot House East Dulwich Estate Albrighton Road
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 Flat 4 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 23 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 38 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 36 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 32 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 5 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 19 Birdsall House Champion Hill London Southwark SE5 8DP
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Flat 29 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 11 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 2 Walcot House East Dulwich Estate Albrighton Road London
Flat 9 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 13 Riseholme House East Dulwich Estate Albrighton Road London
Flat 11 Riseholme House East Dulwich Estate Albrighton Road London

Consultation responses received

Internal Consultees

LBS Ecology

LBS Arboricultural Services Team

LBS Urban Forester

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