

## Planning Committee

Tuesday 2 November 2021

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Martin Seaton (Chair)  
Councillor Kath Whittam (Vice Chair)  
Councillor James Coldwell  
Councillor Richard Livingstone  
Councillor Damian O'Brien  
Councillor Cleo Soanes  
Councillor Dan Whitehead  
Councillor Bill Williams

### Reserves

Councillor Radha Burgess  
Councillor Victor Chamberlain  
Councillor Jon Hartley  
Councillor Nick Johnson  
Councillor Eleanor Kerlake  
Councillor James McAsh  
Councillor Victoria Mills  
Councillor Margy Newens

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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#### Contact

Gregory Weaver via email: [greg.weaver@southwark.gov.uk](mailto:greg.weaver@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 25 October 2021



# Planning Committee

Tuesday 2 November 2021

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
<b>3.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>MINUTES</b>	3 - 6
	To approve as a correct record the Minutes of the open section of the meeting held on 19 October 2021	
<b>6.</b>	<b>PROPOSED NEW CONSERVATION AREAS OLD KENT ROAD</b>	7 - 44

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<b>7.</b>	<b>DEVELOPMENT MANAGEMENT</b>	45 - 48
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<b>7.2.</b>	<b>21/AP/1866 FLORIAN, RACINE, AND GARAGE SITE, SCEAUX GARDENS, LONDON, SOUTHWARK</b>	149 - 221

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the 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.”

**PART B - CLOSED BUSINESS**

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 22 October 2021

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”



## Planning 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.

**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 Committee Clerk, Constitutional Team  
Finance and Governance  
Tel: 020 7525 5485



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 19 October 2021 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Kath Whittam  
Councillor James Coldwell  
Councillor Richard Livingstone  
Councillor Damian O'Brien  
Councillor Cleo Soanes  
Councillor Dan Whitehead  
Councillor Bill Williams

**OFFICER SUPPORT:** Colin Wilson, Head of Strategic Development  
Jon Gorst, Legal Services  
Gregory Weaver, Constitutional Team

### 1. APOLOGIES

There were none.

### 2. CONFIRMATION OF VOTING MEMBERS

The following members were present for the Committee meeting:

Councillor Martin Seaton  
Councillor Kath Whittam  
Councillor James Coldwell  
Councillor Damian O'Brien  
Councillor Dan Whitehead  
Councillor Bill Williams  
Councillor Cleo Soanes  
Councillor Richard Livingstone

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair noted the addendums provided –1) late observations with further information.

### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

### 5. MINUTES

The minutes of the meeting held on the 5<sup>th</sup> October 2021 were approved as a correct record of the meeting.

### 6. DEVELOPMENT MANAGEMENT

#### 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 were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

#### 6.1 20/AP/0858 25-33 PARKHOUSE STREET, LONDON, SE5 7TQ

Planning Application: 20/AP/0858

#### PROPOSAL:

*The redevelopment of the site to provide a mixed-use development comprising buildings up to 11 storeys in height and accommodating new homes (Use Class C3) and commercial floorspace (Use Class B1c), car parking, cycle parking and associated landscaping.*

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.

The applicant and representatives addressed the committee and answered questions by the committee.

The committee discussed the application.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

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

**RESOLVED:**

1. a) That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 19<sup>th</sup> April 2022, and subject to referral to the Mayor of London.
- b) In the event that the requirements of (a) are not met by 19<sup>th</sup> April 2022, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 338 of this report.
2. That members note and consider the information received in respect of each item in reaching their decision,

**6.2 20/AP/2421 HILTON LONDON BANKSIDE, 2-8 GREAT SUFFOLK STREET, LONDON**

Planning Application: 20/AP/2421

**PROPOSAL:**

*Proposed infill extension of existing hotel at 4th, 5th and 6th floor, with proposed single storey rooftop extension to provide additional hotel bedrooms, with associated plant, cycle parking and ancillary works*

The Committee heard the officer's introduction to the report.

Members of the committee asked questions of officers present.



The applicant and representatives addressed the committee and answered questions by the committee.

The committee discussed the application.

The Chair noted the inclusion of an extra recommendation, which was submitted in the addendum.

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

**RESOLVED:**

1. Grant planning permission with conditions and legal agreement.
2. In the event that the legal agreement is not completed by 1<sup>st</sup> May 2022, that the Director of Planning and Growth be authorised to refuse planning permission for the reasons set out in the section of 174 of this report.
3. That members note and consider the information received in respect of each item in reaching their decision.

**CHAIR:**

**DATED:**

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<b>Item No.</b> 6	<b>Classification:</b> Open	<b>Date:</b> 02 November 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Proposed new Conservation Areas: <ul style="list-style-type: none"> <li>• Thomas A'Becket and High Street;</li> <li>• Yates Estate and Victory;</li> <li>• The Mission;</li> <li>• Livesey; and</li> <li>• Kentish Drovers and Bird in Bush</li> </ul>	
<b>Ward(s) or groups affected:</b>		Old Kent Road; Faraday; North Walworth; and South Bermondsey	
<b>From:</b>		Director of Planning and Growth	

## RECOMMENDATION(S)

1. That the planning committee consider that the areas, shown on the plans at Appendices 2 and 6 are of special architectural or historic interest and supports the designation of the following conservation areas:
  - Thomas A'Becket and High Street;
  - Yeats Estate and Victory;
  - The Mission;
  - Livesey; and
  - Kentish Drovers and Bird in Bush.
2. That the planning committee consider the results of the public consultation on the potential new conservation areas and draft conservation area appraisals.
3. That the planning committee adopts the conservation area appraisals for the potential new conservation areas. (at Appendix 7 to 11)
4. That the planning committee agrees to publically consult on extensions to the conservation areas as highlighted through the consultation process in para 29 and 36.
5. That the planning committee note the EQIA at appendix 1.

## BACKGROUND INFORMATION

6. On 15 December 2020 the Planning Committee considered a report to carry out public consultation with local businesses on the proposed new

conservation areas on and around the Old Kent Road. Following the Planning Committee meeting letters were sent to all the owner/ occupiers of properties in the immediate area and a wider boundary around the proposed conservation areas giving a twelve week consultation period. The letters included general guidance on the implications of a conservation area and advice on how to access the conservation area appraisals which was published on the council's website

7. In addition a series of separate meetings were held with residents and businesses to discuss the proposed designations, boundaries and the implications of the conservation designation. The following meetings were held:
  - On 18 January and 15 January 2021 the proposed conservation areas were discussed at Southwark's Conservation Area Advisory Group (CAAG).
  - 22 April 2021: a meeting was held with representatives of the Pembroke Mission to discuss the Old Kent Road High Street and The Mission Conservation Areas.
  - 22 April 2021: a meeting was held with residents of the Kentish Drovers and Bird in Bush Conservation Area.
8. The proposed Thomas A'Becket and High Street Conservation Area is situated at the northern end of the Old Kent Road and extends from the former Thomas A'Beckett pub to the Peabody Estate at the junction with Mandela Way. A sub-area of the proposed conservation area extends to the west along East Street and includes a historic residential quarter around Surrey Square. (See Appendix 2 – Map of proposed Old Kent Road High Street Conservation Area)
9. The proposed Yates Estate and Victory Conservation Area is situated mainly in the north-west quadrant of the Opportunity Area and centred on the Henshaw Street/Searles Road and Chatham Street / Darwin Street groups of historic properties but also takes in a number of the open spaces in the area including Victory Park and Salisbury Row Park. (See Appendix 3 – Map of proposed Yates Estate and Victory Conservation Area)
10. The proposed The Mission Conservation Area is centred on the Grade Listed Pembroke House (The Mission) and takes in the nearby historic properties on Elstead Street and Tisdale Place as well as the listed school and other historic buildings on Flint Street. (See Appendix 4 – Map of proposed The Mission Conservation Area)
11. The proposed Livesey Conservation Area is a surviving fragment of the Old Kent Road civic townscape around the core of the Opportunity Area. It is centred on the Grade II listed Livesey Library and takes in the historic

townscape to the north of of Ethnard Road. (See Appendix 5 – Map of proposed Livesey Conservation Area)

12. The proposed Kentish Drovers and Bird in Bush Conservation Area is situated mainly on Commercial Way and Bird in Bush Road and extends from the Grade II listed former Kentish Drovers on the Old Kent Road, taking in the listed properties on Commercial Way and including the historic townscape around Bird in Bush Park. The Conservation Area also includes historic townscape to either side of the Old Kent Road (See Appendix 6 – Map of proposed Kentish Drovers and Bird in Bush Conservation Area)
13. Section 69 of the Town and Country Planning Act 1990 imposes a duty on local planning authorities to designate as a conservation area any ‘areas of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance’. There is a duty on local planning authorities under Section 69 to review areas from time to time to consider whether or not such areas should be designated as conservation areas.
14. The National Planning Policy Framework (2021) requires local authorities to consider when designating new conservation areas; paragraph 191 states: *‘When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.’* The council considers that the proposed conservation areas meet this test because they includes notable surviving examples of early 19th to mid 20th century urban fabric. The historic street layout also remains as it was and this contains well defined and architecturally interesting developments along the street frontage. Paragraph 192 of the NPPF is particularly relevant with regards to conservation area appraisals and provides that ‘local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment..’ The draft conservation area appraisals provide detail as to the merits of the proposal and complies with the requirements of this paragraph.
15. In 2017 Historic England published guidance on conservation area appraisals, ‘Understanding Place: Historic Area Assessments.’ This document sets out the importance of providing a sound evidence base for the informed management of the historic environment. The purpose of this evidence base is to provide a sound basis for rational and consistent judgements when considering planning applications within conservation areas. Historic Area Assessments and Conservation Area Appraisals, once they have been adopted by the Council, can help to defend decisions on individual planning applications at appeal. They may also guide the formulation of proposals for the preservation and enhancement of the area.

16. Designation of a conservation area imposes certain duties on planning authorities. These duties are twofold; firstly, to formulate and publish from time to time proposals for the preservation and enhancement of the conservation areas in their district. Secondly, in exercising planning powers, a local authority must pay special attention to the desirability of preserving and enhancing the character and appearance of conservation areas. As such, there is also a presumption against the demolition of buildings within a conservation area.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

17. In all over 87 consultation responses were received on the five proposed conservation area, the overwhelming number of these wrote in support and respondents highlighted the quality and character of the area. A summary of the specific issues raised in the responses received from the public consultation are set out below.

#### External bodies consultees

#### Historic England (summarised points)

18. "Strongly support these proposals to designate these conservation areas in principle, in the interest of preserving and enhancing the rich, yet vulnerable, heritage of the Old Kent Road in the face of significant development pressure.
19. The draft appraisals clearly set out the historic and architectural interest of each area. We are pleased to see that the legislative background has been clearly stated and the character of each area has been carefully studied in line with Historic England guidance Understanding Place: Designation and Management of Conservation Areas (2011).
20. In our opinion, these appraisals provide helpful clarification for building owners and potential developers, and direction to the relevant national and local policies that proposals would be considered against."
21. Suggest: amalgamation of Thomas A'Becket and Pages Walk CA: *officer comment, these areas have two distinctive characters and we would like them to remain separate.*
22. Suggest: amalgamation of Bird in Bush CA and Caroline Gardens CA: *officer comment, these areas have two distinctive characters and we would like them to remain separate.*

23. Suggest: further identification of industrial heritage of the area, especially the Surrey Canal, through conservation areas and local listing. *Officer comment, noted, text added regarding industrial character in Thomas A'Becket and High Street CA appraisal and further consideration for local listing will be given through the draft Heritage SPD criteria, separately.*

Transport for London (summarised points)

24. "Welcome the work undertaken and the basis this should provide on conservation and heritage matters as development comes forward as set out in the OKR AAP is implemented."
25. "Lack detail on how the borough see the interaction between these CA and the significant development proposed within the AAP": *officer comment; text added to Thomas A'Becket and High Street CA appraisal to highlight the AAP.*
26. Comments regarding BLE safeguarding for the proposed stations have been noted.

Thomas A'Becket and High Street Conservation Area

27. The proposed Thomas A'Becket and High Street Conservation Area is a good example of a traditional high street, with 18th- and 19th-century townhouses, extended at ground floor to the back of footpath with retail shop units. It retains architectural remnants of a busy town centre on a major thoroughfare with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses. It includes traditional 19th-century terraces and mansion blocks built by local developers and philanthropists.
28. In all over 24 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).
- 23 comments in support and 1 comment in objection
  - 13 response in support of additional controls regarding windows, doors and front boundary treatments, and 1 response in objection
  - 1 extensive response from the Walworth Society suggesting changes and further information added to text: *officer comment, noted and updated where appropriate.*
  - 5 responses regarding memories and other comments of the area including memories of boxing matches and live music at the Thomas A'Becket public house, vibrancy, diversity and authenticity of the area, the garage on Mina Road was a motorcycle/scooter dealer and

attracted many Mods in the 1960s; memories of weddings in local churches and the architecture of public houses: *Officer comment, noted and added in text where appropriate.*

- Negative comments regarding proposed development, loss of character, loss of windows to listed buildings, too many fast food outlets. *Officer comment: noted and added in text where appropriate.*
- 8 responses suggesting changes to the proposed boundary:
  - Add Trafalgar Avenue, Glengall Road and Terrace. *Officer response, already designated under separate conservation areas.*
  - Add Surrey Square Park: *Officer response, Surrey Square Park was created in the 1960s and historically relates to the Aylesbury Estate, rather than Surrey Square. It is protected through the New Southwark Plan as Borough Open Land and Site of Importance of Nature Conservation.*
  - Add Darwin, Chatham Street, and Tisdall Place and Halpern Street. *Officer comment; these streets are proposed in the Yates Estate and Victory conservation area and The Mission Conservation area respectively*
  - Add Mina Road, Smyrks Road and Albany Road: *Officer comment: these roads were considered but lie too far out of the core the conservation area with no boundary connection. However they could be considered in the future.*
  - Add Yaldham House, 140 Old Kent Road and Eynesford House, East Street. Residential building designed by notable architect Peter Moro. *Officer comment: further consultation on extensions to conservation areas planned.*
  - Add 5, Congreve Street. *Officer comment: further consultation on extensions to conservation areas planned.*
  - Add 365, Old Kent Road. *Officer comment: this building lies too far outside of the boundary to be considered for this conservation area*
  - Add 276 Old Kent Road (former Green Man pub) *Officer comment: noted and text amended to highlight importance*

29. The Thomas A' Becket and High Street conservation areas consultation produced responses that require further consultation on extension to the boundaries. Officers are recommending that members adopt the conservation areas as proposed, so to not delay this process, but also continue consultation on areas highlighted through the consultation process. These areas include:

5 Congreve Street, Yaldham House, 140 Old Kent Road and Eynesford House, East Street.

Yates Estate and Victory Conservation Area



30. The proposed Yates Estate and Victory Conservation Area encompasses development that typifies that of the Old Kent Road area with a mix of residential properties, schools, churches and former churches, evidence of former industry, all in one compact neighbourhood. Its late 18th- and early 19th-century urban form includes traces of Searles's Paragon, street layouts and plot widths, and names relating to the Battle of Trafalgar and Nelson's flagship Victory. It also takes in the wholesale 19th-century residential development by local developer Edward Yates who provided purpose built 19th-century terraced housing for lower-middle and working class residents. The area includes fine and typical 'Board' schools, one former and two still in use today, former pubs on the periphery of Yates estate terraces, historic places of worship and set within contemporary green open spaces.
31. In all over 39 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).
- 35 comments in support, 2 comments in objection, and 2 'not sure'
  - 25 responses in support of additional controls regarding windows, doors and front boundary treatments, and 5 responses in objection
  - Several extensive responses from residents groups including the Bricklayers Arms TRA and the Balfour Street Housing Project Ltd both of whom 'whole-heartedly support' the proposal; they suggested changes and further information added to text: *officer comment, noted and updated where appropriate.*
  - 17 responses regarding memories and other comments of the area including the strong sense of community of the neighbourhood, including impromptu street parties and providing meals to local people; local pubs as gathering places; the tradition of community gardening and food growing and caring for green public spaces in the area; history of the Balfour Housing co-op; Lee's Memorial, commemorating a local resident and service member killed in the Iraq War; and local community-led research carried out on the history of the area e.g. for the Walworth History Festival and intergenerational film projects: *Officer comment, noted and added in text where appropriate.*
  - Negative comments regarding proposed development, loss of character, loss of windows, narrow pavements, the Bricklayers Arms flyover. *Officer comment: noted and added in text where appropriate.*
  - 1 comment was made in regards to Southwark Stands Together, highlighting a local nomination to the Council to consider renaming Victory Community Park in view of Nelson's links to imperialism and pro-slavery stance. *Officer comment: noted and text updated where appropriate.*
  - 25 responses suggested changes to the proposed boundary. Several of these were similar in content:

- Add the community orchard on Mason Street: *Officer comment: this community green space is in keeping with the character of the area and the boundary can be extended to incorporate this.*
- Add the listed Georgian buildings and Driscoll House facing onto the New Kent Road at Balfour Street. *Officer comment: already designated as listed buildings and not directly representative of the character of this Conservation Area and so not included.*
- Add The Old School House on Pages walk. *Officer comment; Pages Walk is already a designated Conservation Area*
- Add areas near Nursery Row and Huntsman pub: *Officer comment: these areas are included within the proposed The Mission Conservation Area.*
- Add Trinity Square. *Officer comment: Trinity Church Square is already a designated Conservation Area.*
- Add 1930's Kwikfit on Rodney Place. *Officer comment: this building is not representative of the Victorian residential character of the Conservation Area.*
- Add 1-2 Munton Road. *Officer comment: these buildings are historic however as they are industrial in nature are not representative of the Victorian residential character of the Conservation Area*
- Add Peabody Buildings on Rodney Road. *Officers comment: these are too far outside the boundary to be considered for inclusion in this conservation area.*
- Add Darwin Street Maisonettes and Mardyke House and gardens. *Officer comment: while these 20<sup>th</sup> century buildings do represent the changing style of housing in the area, they are not representative of the Victorian residential character of the Conservation Area*
- Add Victory Park. *Officer comment: this is already included within the proposed Conservation Area.*

### The Mission Conservation Area

32. The proposed The Mission Conservation Area includes a mix of residential properties, interspersed with municipal, educational, religious and missionary buildings, all in one compact neighbourhood constructed over a short period towards the end of the 19th century. It includes elegant streets of purpose built terraced housing for lower-middle and working class residents, fine and typical 'Board' schools, still in use today, a surviving public house and landmark buildings including the former Flint Street Police Station.
33. In all over 5 public consultation responses were received. The responses received as a result of the public consultation raised the following points (officer comment is provided in italics).

- All five consultation responses supported the proposed conservation area and that buildings generally provide positive interest (particular those around the English Martyrs RC Church. No suggested boundary changes were received.
- Four consultation responses were in favour and one unsure in relation to the imposition of additional planning controls on windows, doors, roof lines and gardens.  
*Officer comment: the imposition of an Article IV Direction is not proposed at this time.*
- One comment suggested that Nos. 1-15 Tisdall Place should be included in the conservation area.  
*Officer comment: It was always the intention that Nos. 1-15 Tisdall Place and Hearn's Buildings were included within the conservation area and are described in the appraisal. The map has now been amended to include the houses and highlighted as buildings of positive interest.*
- One comment suggested that the view along Rodney Road towards the former Police Station should be included.  
*Officer comment: The map has been amended and now includes this view of the former Police Station, which when viewed along Rodney Road is framed by the row of street trees.*
- A comment was received in relation to paragraphs 1.4.3 and 1.4.4 Pembroke House and that it still functions as a charity and settlement, is it not "former", but has changed its name.  
*Officer comment: the text has been amended and correctly referenced Pembroke House.*
- A suggestion was made the Huntsman and Hounds PH, The Former Police Station and Doubtfire Hall should be designated landmark buildings.  
*Officer comment: The Former Police Station has already been designated a landmark building. Although certainly of interest and worthy of inclusion within the conservation area boundaries, it is not considered that these two buildings make the same contribution to the streetscape as the former Police Station.*

### Livesey Conservation Area

34. The proposed Livesey Conservation Area is characterised by its high quality working class tenement housing above shops in fine terraces with largely intact original detailing, materials and architecture. It also includes landmark buildings and architectural set pieces of the Camberwell Library (now Livesey Museum) and Christ Church on Old Kent Road as well as the Royal London Friendly Society building.
35. In all over seven consultation responses were received, five from residents in the area, one from Historic England and a detailed response from the

Conservation Area Advisory Group and Peckham Society. The responses received as a result of the public consultation raised the following points and included possible enlargements (officer comment is provided in italics).

- All consultation responses supported the creation of the proposed conservation area. One consultation response suggested that the proposed boundary be extended to Peckham Park Road, around the corner and then to the start of One Hundred Lane.  
*Officer response: see comment below on boundaries.*
- One respondent suggested that the mural at No. 1 600-608 Old Kent Road should be kept.  
*Officer response: the building is not within the Conservation Area and is to be redeveloped. However, the mural will be kept as a part of the redevelopment.*
- Four consultation responses were in favour and one unsure in relation to the imposition of additional planning controls on windows, doors, roof lines and gardens.  
*Officer comment: the imposition of an Article IV Direction is not proposed at this time. However, the conservation area appraisal re-iterates the strong planning controls that exist for the alteration of commercial buildings and flats (which are far stricter than for single family houses) and the Council's determination to enforce these controls*
- One comment recommended that the key diagram altered to denote 644-672 Old Kent Road as 'BUILDING OF POSITIVE INTEREST' and that the western end 'The Royal London Buildings' be denoted as A LANDMARK  
  
*Officer Comment: Agreed- Conservation Area Appraisal key diagram to be altered to reflect these comments.*
- Respondents noted that the Christ Church was designed by E Bassett Keeling 1867-8 (Pevsner London South. p613, and not listed), Bassett Keeling was an important High Victorian gothic revival architect who designed a number of churches in London; the Livesey Museum, designed as public library 1890 by R P Whellock; and the Royal London Buildings. The design of No. 644- 672 Old Kent Road may be attributable to architects Holman and Goodram –based on similarities with their design for the Royal London Offices at 32 Junction Road, Hornsey. These were a London based practise who seem to have been designed many commercial buildings in London- their most famous building was probably the National Hall at Olympia of 1923 (listed grade II).  
  
*Officer comment: Information noted- to be included in the final Conservation Area Appraisal.*

Historic England and CAAG comments re boundaries:

- Historic England: ...

'We would encourage the inclusion of the early 19th century butterfly roof terraces at the northern end of Peckham Park Road as well as the former North Peckham Civic Centre (although we accept that consented redevelopment might present challenges to their inclusion). Additionally, we would encourage the inclusion of the Victorian residential terraces at 1-27 (odd nos.) and 2-35 (even nos.) Ethnard Road within the conservation area boundary'.

- CAAG and Peckham Society:

'The rows of shops on both sides of the north end of Peckham Hill Street must be included in this new conservation area. They are shown on maps dating from the 18<sup>th</sup> century and later. This includes a significant stretch of the surviving townscape forming the setting of the Western Wharf of the late Georgian Surrey Canal on the north side of this road.

The attractive, historic rows of shops are both a handsome and historic local commercial centre for North Peckham. They have a real vitality to them with some great surviving buildings. This commercial frontage is also a vital shopping centre for the several large of housing estates that surround this site, including the Friary Estate. These shopping frontages and historic building are rapidly being eroded and would benefit considerably from the protection of this Conservation Area designation. One of the shops, the butcher has been on this site since 1821.

We would also like to see the inclusion of the historic Georgian Houses on the North Side of The Old Kent Road 633 to 641 Old Kent Road and 681 to 695 Old Kent Road'.

*Officer response:*

- *Peckham Park Road: The buildings on Peckham Park Road form a small commercial centre that derives a reasonably attractive character from its surviving typical early / mid Victorian commercial buildings. The butterfly roofs referred to by Historic England are a little unusual in that the 'V' profile of the roofs is presented to the Road, instead of being hidden behind parapets as is more normal for the period and as is the case with the rest of the historic building stock in this location. However, the buildings are no more remarkable than the vacant other buildings of this era on Old Kent Road. They have all been much altered by the addition of modern pvc windows and concrete lintels and the addition of render to the*

*facades (mainly the north side). With the exception of the butcher's shop, historic shopfronts have been lost.*

*Although the area is more altered and does not stand out as having quite the same quality as the rest of the proposed conservation area, it still stands out as attractive and distinct in its own right. The Conservation Area Appraisal and the proposed Conservation Area boundary are not proposed to be altered at this stage. However, further consideration will be given to this matter in due course along with further consultation with the affected properties, as required.*

*There are no plans to alter the retail/ commercial role of this group of buildings. The modern building of the former North Peckham Civic centre is to be replaced.*

- *Ethnard Road: The uniform building form of gable ends along the length of both sides of the Road give this two storey Victorian terraced road a distinct character. However, original sash windows have been replaced with a variety of modern windows, roof coverings have been changed, historic doors lost, and in some cases buildings have been rendered. A very ordinary row of four modern terraced houses, (Nos 4-11) interrupts the Victorian pattern on one side. The Road does not stand out as remarkable. No change to the draft appraisal or boundaries are proposed as a result of this representation*
- *Nos. 633 to 641 Old Kent Road and 681 to 695 Old Kent Road. Two isolated and small fragments of much altered late Georgian / early Victorian buildings of different types. They do not add up to a coherent overall character. Of the buildings, No. 639 Old Kent Road stands out as a small three storey warehouse with largely intact features. It could be worthy of retention as a part of a replacement scheme.*

*No change to the draft appraisal or boundaries are proposed as a result of this representation*

- *Overall: No boundary changes are proposed as a result of these representations at this stage.*

36. The Livesey conservation areas consultation produced responses that require further consultation on extension to the boundaries. Officers are recommending that members adopt the conservation areas as proposed, so as to not delay this process, but also continue consultation on areas highlighted through the consultation process. These areas include:

Nos 1-21 (odd) Peckham Park Road

### Kentish Drovers and Bird in Bush Conservation Area

37. The proposed Kentish Drovers and Bird in Bush Conservation Area is typical of early residential development off the Old Kent Road with a mix of urban buildings fronting onto the main road with smaller scale cottages, industry and school buildings located on side streets. It includes intact early 19th-century terraced, semi-detached and detached properties with fine detailing and largely unaltered exteriors. The area encompasses a fine and typical 'Board' school still in use today and open space with trees, landscaping and sports facilities the form of which preserves historic streetscapes.
38. Fifteen consultation responses were received and analysed by the council. Historic England also supplied comments focusing upon the 'at risk' Kentish Drovers public house. Thirteen of the responses supported the creation of the conservation area, two were unsure. The positive responses, where comment was made, were satisfied with the boundaries of the proposed conservation area. Suggestions were made for conservation areas beyond the boundary within other areas of Peckham New Town. Comment was made that Credenhill House should be included within the conservation area. This was considered in the initial survey work for the conservation area and had been discounted from the proposed area.
39. Eleven out of the fifteen respondents supported additional controls to preserve the character and appearance of the area, three were not sure and one respondent opposed. The text of the appraisal was broadly supported with comments made concerning proposed developments outside the Conservation Area within the Old Kent Road Area Action Plan. Comments received from one respondent included the following:
- Traffic and development leading to more traffic is the greatest issue impacting the conservation area. What would the results of the designation be to help control traffic and anti-social behaviour in the area.
  - Could views of the gasometer be protected with the conservation area designation?
  - Concern is expressed over how the baseline for original features of historic buildings would be determined and, in specific buildings, such as Williams Terrace, where there are two type of early window, which is likely to be considered original. More specific guidance is needed to help inform applications.
40. Another respondent suggested Williams Terrace should be designated as 'Buildings of Positive Interest' together with most houses within the Conservation Area not of modern construction on Commercial Way. The individual buildings were considered and the appraisal adapted. Some textual corrections were also offered to improve the document these will be considered and actioned where appropriate.

41. The gasometer is distant from the conservation area and at early stages in the consideration of boundaries its inclusion was considered and discounted, due to the volume of townscape necessary to include that would not meet the threshold of designation. The view of the gasometer is defined in the conservation area appraisal which is a material consideration in planning decisions.
42. There was one general objection comment to all the proposed conservation areas. Summarised points: Proposing conservation areas is NIMBYism and the council should be facilitating development; the area is not unique and can be found all over London; the proposal highlights listed buildings with no obvious architectural value, they should not be listed; the council should be working on re-evaluating all the conservation areas and listed buildings in Southwark with the aim of un-listing bounteous building examples and de-registering conservation areas. *Officer comment: objection noted. Officers are of the opinion that the appraisals highlight appropriate buildings and areas of historic value, and does not overstate or highlight buildings that are not unique or special to the Old Kent Road area. Officers have worked with local groups and historians to finely balance conservation and development and it is appropriate that areas that are of special character are preserved in this manner. Conservation does not stop development and the Council is not proposing to list any further buildings, as this is the role of Historic England.*

## Planning Policy

43. Core Strategy 2011 (April)  
Strategic Policy 12 Design and Conservation.
- Southwark Plan 2007 (July)  
Saved Policy 3.15 Conservation of the Historic Environment  
Saved Policy 3.16 Conservation Areas  
Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites  
Saved Policy 3.19 Archaeology
- London Plan 2021  
Policy HC1 - Heritage conservation and growth
- Planning Policy Statements  
PPS5 Planning for the Historic Environment.
- The National Planning Policy Framework (NPPF) July 2021



## Conclusion on planning issues

44. The Planning (Conservation Areas and Listed Buildings Act) 1990 allows Local Planning Authorities (LPA) to designate conservation areas. Section 71 (1)(2) and (3) of the Act require the LPA to formulate and publish proposals for the preservation and enhancement of conservation areas.

*“(1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.*

*(2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.*

*(3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.”*

45. The National Planning Policy Framework (NPPF) 2021 highlights that the LPA should set out a positive strategy for the conservation and enjoyment of the historic environment. Under the Planning Policy Guidance (PPG), it notes that conservation area appraisals can be used to help local planning authorities develop a management plan and that good appraisals will consider what features make a positive or negative contribution to the significance of the conservation area. The Historic England guidance note “Conservation Area Appraisals, Designation and Management – Historic England Advice Note 1 (Second Edition)” (February 2019) sets out best practice for appraisals. The conservation area appraisals have been prepared in accordance with this guidance.

46. The NPPF (2021) continues this policy imperative and stresses in paragraph 191 that: *“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its **special architectural or historic interest**, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”* The council considers that the proposed conservation areas meets this test because it includes notable surviving examples of early 19<sup>th</sup> to mid-20<sup>th</sup> century urban fabric and historic street layouts.

47. Designation of a conservation area imposes certain duties on planning authorities. These duties are twofold, firstly, to formulate and publish from time to time, proposals for the preservation and enhancement of the conservation areas in their district and submit them for public consultation. Then secondly, in exercising their planning powers to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas. In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question and therefore there is a presumption against the demolition of buildings

within the area. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

### **Outstanding Schemes**

48. There is one significant outstanding scheme within the proposed conservation areas:
  - 634-636 Old Kent Road London SE15 1JB (Livesey CA)
49. The council has prepared conservation area appraisals for each of the proposed conservation areas which include details of the consented schemes within each historic area. At the moment the historic fabric remains largely intact and warrants consideration. Proposed development has been piecemeal and, in the main, complemented the historic townscape.

### **Community impact statement**

50. The designations have been consulted upon in accordance with the Statement of Community Involvement. The Statement of Community Involvement sets out how and when the Council will involve the community in the alteration and development of town planning documents and applications for planning permission and was adopted in January 2008. The Statement of Community Involvement does not require the Council to consult when designating a conservation area, but in this instance the Council proposes to follow a similar procedure.
51. A number of separate public meetings was held and residents and businesses consulted, following the planning committee meeting on 15 December 2020. (see para 7)
52. The consultation sought the views of local residents, businesses and other local interest groups in respect of the proposed designation, the draft Conversation Area Appraisals and the boundary maps.

### **Human rights implications**

53. This conservation area may engage 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.

54. This proposal has the legitimate aim of providing for the conservation of the historic environment within the conservation area. The rights potentially engaged by this proposal, include the right to a fair trial and the right to respect for private and family life however both of these are not considered to be unlawfully interfered with by this proposal.

### **Resource implications**

55. Notifying the public of these five proposed new conservation areas will not result in resource implications for the staffing of the Department of the Chief Executive.
56. Other resource implications will be the cost of publishing the conservation area appraisal, which can met within the Department of the Chief Executive's revenue budget. The cover price of the document will be fixed to cover production costs.
57. The conservation area could generate additional casework for planning staff. However, given the location and scale of many of the proposals in this area there is already an attention to the design and appearance of the proposals and the designation should not result in significant resource implications for the staffing of the Department of the Deputy Chief Executive.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities Law & Governance (SH0212)**

58. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (*section 69(1), Planning (Listed Buildings and Conservation Areas) Act (LBA) 1990*). A Local Planning Authority (LPA) is under a duty to designate conservation areas within its locality and to review them from time to time (*section 69(2)*).
59. There is no statutory requirement for LPAs to consult with anyone before a conservation area is designated, nor does the Councils Statement of Community Involvement require consultation in respect of designating Conservation Areas. However, Historic England advises LPAs to consult as widely as possible, not only with local residents and amenity societies, but also with Chambers of Commerce, Public utilities and Highway authorities.
60. There is no formal designation procedure. The statutory procedure simply involves a council resolution to designate being made. The date of the resolution is the date the conservation area takes effect. The designation of conservation areas is reserved to planning committee under Part 3F,

paragraph 3 of the Constitution, and consultation of Community Council members will take place before the designation is confirmed.

61. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from Historic England states that it is vital an area's special architectural or historic interest is defined and recorded in some detail. A published character appraisal is highly recommended and can be found at Appendix 1 of this report. The overall impetus for designating a conservation area must be the desire to preserve and enhance the area.
62. Notice of the designation must be published in at least one local newspaper circulating in the LPA's area and in the *London Gazette (section 70(8), LBA 1990)*. The Secretary of State and English Heritage must also be notified (*section 70(5)*). There is no requirement to notify the owners and occupiers of premises in the area. The conservation area must be registered as a local land charge (*section 69(4)*).
63. The designation of a conservation area gives the LPA additional powers over the development and the use of land within it and has the following consequences;
  - control of demolition of buildings - all demolition will require conservation area consent
  - any new development will need to enhance or preserve the conservation area –
  - protection of trees – certain criminal offences arise if trees in the conservation area are cut down or wilfully damaged without the consent of the LPA
  - duty of LPA to formulate and publish from time to time proposals for the conservation and enhancement of conservation areas (e.g, by updating conservation area appraisals)
  - certain permitted development rights are more restricted
  - specific statutory duties on telecommunications operators
  - exclusion of certain illuminated advertisements [although not very relevant in this context]
  - publicity for planning applications affecting the conservation area must be given under Section 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
64. There is no statutory right of appeal against a building being included in a conservation area. However, it is possible to seek a judicial review of an LPA's decision to designate a conservation area.

## **Equalities and Human Rights**

65. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
66. Gender equality duties were introduced by the Equality Act 2006, which amended the Sex Discrimination Act 1975. The general duties in summary require local authorities to have due regard to the need to:
- (a) “eliminate unlawful discrimination and harassment and;
  - (b) promote the equality of opportunity between men and women.”
67. Race equality duties were introduced by the Race Relations Amendment Act 2000 which amended the Race Relations Act 1976. The general duties in summary require local authorities to give due regard to the need to:
- (a) “eliminate unlawful discrimination and harassment;
  - (b) promote the equality of opportunity; and
  - (c) promote good race relations between people of different racial groups”
68. Disability equality duties were introduced by the Disability Discrimination Act 2005 which amended the Disability Act 1995. The general duties in summary require local authorities to carry out their functions with due regard to the need to:
- (a) “promote equal opportunities between disabled persons and other persons;
  - (b) eliminate discrimination that is unlawful under the Act;
  - (c) eliminate harassment of disabled persons that is related to their disabilities;
  - (d) promote a positive attitude towards disabled persons;
  - (e) encourage participation by disabled persons in public life; and
  - (f) take steps to take account of disabled person’s disabilities even where that involves treating disabled persons more favourably than other persons.”
69. Section 71 of the Race Relations Act 1976, section 49A(i) of the Disability Discrimination Act 1995 and section 76A of the Sex Discrimination Act 1975, require local authorities to act in accordance with the equalities duties and have due regard to these duties when we are carrying out our functions.

70. Equalities and Human Rights have been considered as part of the development conservation area appraisal and an Equalities Impact Assessment (EqIA) is in the process of being completed. EqIAs are an essential tool to assist councils to comply with equalities duties and ensure they make decisions fairly.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

## APPENDICES

No.	Title
Appendix 1	Equality Impact Assessment
Appendix 2	Map of proposed Thomas A'Beckett and High Street Conservation Area
Appendix 3	Map of proposed Yates Estate and Victory Conservation Area
Appendix 4	Map of proposed The Mission Conservation Area
Appendix 5	Map of proposed Livesey Conservation Area
Appendix 6	Map of proposed Kentish Drovers and Bird in Bush Conservation Area
Appendix 7	<a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=42">Thomas A'Beckett and High Street Conservation Area Appraisal</a> <a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=42">https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=42</a>
Appendix 8	<a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=54">Yates Estate and Victory Conservation Area Appraisal</a> <a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=54">https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=54</a>
Appendix 9	<a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=41">The Mission Conservation Area Appraisal</a> <a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=41">https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=41</a>
Appendix 10	<a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=25">Livesey Conservation Area Appraisal</a> <a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=25">https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=25</a>
Appendix 11	<a href="#">Kentish Drovers and Bird in Bush Conservation Area Appraisal</a>

	<a href="https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=20">https://www.southwark.gov.uk/planning-and-building-control/design-and-conservation/conservation-areas?chapter=20</a>
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## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Michael Tsoukaris, Group Manager Design and Conservation Officer	
<b>Version</b>	Final	
<b>Dated</b>		
<b>Key Decision</b>	Yes	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	Yes	Yes
Finance Director	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional/Community Council/Scrutiny Team</b>	20 October 2021	

## Appendix 1: EqIA

<b>Meeting:</b>	Planning Committee	Date:	02 November 2021
<b>Item Title:</b>	Consultation on proposed new Conservation Areas: Thomas A'Becket and High Street Yates Estate and Victory The Mission Livesey Kentish Drovers and Bird in Bush		
<b>Report Author: Contact name, number and email address</b>	Michael Tsoukaris, 020 7525 5392 michael.tsoukaris@southwark.gov.uk		
<b>Job Title &amp; Department</b>	Group Manager, Design & Conservation Officer Chief Executive's Department		

### SUMMARY OF CONTENT

A description of the effect of 5 new conservation areas in the Old Kent Road AAP area of the borough. The ways that equalities issues may impact on different groups of people have been highlighted.

### KEY ISSUES

- The methods used to involve and engage people affected by the proposed new **Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush** Conservation Areas and how this needs to be accessible to all.
- The adoption of the **Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush** Conservation Area Appraisals and Management Plans may impose additional planning requirements for those seeking to make alterations to their properties, which may have an impact on those on lower incomes such as lone parents, disabled people, the BAME community and the elderly.

### DECISIONS REQUIRED:

- Comment on the main issues raised in this assessment
- Comment on the areas to be focused on at stage two.

### OLD KENT ROAD AAP CONSERVATION AREAS EQUALITIES IMPACT ASSESSMENT



## **Stage One: Scoping**

### **1. What policy, strategy or plan is this assessment addressing?**

The proposed new Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans assesses the significance of each conservation and provides advice on proposed changes to existing buildings and new development within each area.

The proposed Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans will be assessed in accordance with statutory regulations and in close consultation with the local community and Historic England.

The conservation area appraisals are in general conformity with national and regional guidance and policy and contribute towards meeting local needs. The council's policies and strategies are evidenced to ensure that they are robust, meet local needs and can be justified.

### **2. Is this a new or an existing policy/strategy?**

This is a new policy. The proposed new Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisal and Management Plan will form part of the council's Local Development Framework, which contains all of the council's planning policies and will be used to guide the design and appearance of development in the designated area and in the determination of planning applications.

### **3. If existing, has the policy/strategy already been reviewed under the previous EqIA programme? If so, what were the findings to come out of this and has the agreed action plan been implemented? What has changed since the last assessment was undertaken (in terms of context, nature of the policy/strategy or the type of people affected by the policy/ strategy).**

- No, this policy has not been previously reviewed under a previous EqIA.

This EqIA has been carried out in accordance with the Equalities Act (2010) which identifies the following groups with protected characteristics:

- Age.
- Disability.
- Gender reassignment.

- Marriage and civil partnership
- Pregnancy and maternity.
- Race.
- Religion or belief.
- Sex.
- Sexual orientation.

#### **4. What do you think are the main issues for your policy or strategy in relation to equality, diversity and social cohesion?**

##### **Community and Stakeholder Involvement**

The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area however, the council will consult with the occupants of properties in the designated area in accordance the council's adopted Statement of Community Involvement (SCI). The SCI sets out how and when Southwark Council will involve the community in the preparation of planning documents and on applications for planning permission in the borough.

National policy states that if the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

The council will endeavour to do this, however there are a number of issues to be considered in this regard:

##### **Considerations:**

- Certain groups may not be able to access information and consultations as easily as others i.e. disabled people, those who do not have English as their first language, young people, those who support vulnerable people such as women who are more likely to care for children, older people and those with limiting illnesses.
- Certain groups may not feel comfortable expressing their views in public due to fear of discrimination such as people from the LGBT community, faith groups, young people and the BAME community.
- People may not feel safe in attending public information or consultation events at certain times of the day, in particular after dark, such as older people and women

- Events may clash with times of religious observance and therefore we need to take into account people's faiths.
- Information may not be presented in a way that engages people effectively, such as material only printed in English, or information presented in a complicated format or language.
- Certain groups may not understand the relevance of the proposed Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas and the conservation area appraisals to them and therefore they do not become involved in the process.
- Certain groups may have a negative perception of the council or disappointing experiences of community consultations which stop them becoming involved in the process.
- If people do not feel that they can access information at an early stage or have problems accessing it, they may become disillusioned in the process and lose interest i.e. BAME groups, young and elderly people and disabled people.
- Some people may not be aware how to express their views or how these will feed into the process i.e. children and young people.
- There may be differences in the needs and aspirations between different groups which may result in conflict.
- People may feel as though certain groups are having a greater influence on how development of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas.

We have consulted in a way that will prioritise the needs of people in the area including public meetings and direct communication with the occupants of properties in the proposed conservation area, local groups and businesses in the area. These methods are:

- Draft appraisal available on the website for comment
- Mailshot inviting comment to all addresses in the conservation area
- Public meeting
- Gathered consultation responses from statutory bodies and local amenity and community groups

### **Design and Heritage**

The adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisal and Management Plan may impose additional planning requirements for those seeking to make alterations to their properties. The wider area is expected to undergo significant change through the development. This will see increased investment and development activity, which provides significant opportunities to improve the built environment in the area.

We see the designation of the proposed new Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas as contributing to the enhancement of the Old Kent Road AAP area because we value its distinctive historic character. Consideration should be given to the following issues in the development and implementation of policies for design and heritage:

### **Considerations**

The pattern of development

- The conservation of features of the area for heritage and conservation purposes may change the pattern of development because, in addition to new development within the conservation area, traditional features and existing buildings will need to be preserved which may provide a different range of opportunities for creating new jobs and housing for those that are seeking employment or better quality housing.

Improved quality of design

- High quality design standards will improve the appearance of the area but may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts and other alterations including windows and doors.

Improved public realm and environmental quality

- Improvements to the public realm and the environmental quality of the area will widen access to the area and will help to address the needs of people who continue to feel threatened walking through the area such as members of certain faith groups, members of the BAME community, young people, disabled people, older people and women.

The proposal to designate the area as a conservation area places a higher priority on the quality and design of the built environment which we feel will help to drive forward wider improvements for residents and businesses in the area

## **Stage two: Assessment of Impacts**

### **Part A: Feedback from the Equalities and Diversity panel**

#### **1. What feedback did the panel give you at stage one**

The adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans have not been presented to the Equalities and Diversity panel as it was not considered to be a necessary requirement. There is no statutory obligation on the council to consult on the adoption of a new conservation area appraisal however as discussed earlier the appraisal will form part of the council's Local Development Framework. This document will be consulted on in line with the council's adopted SCI and will also be subject to its own equalities impact assessment.

### **Part B: Purpose and aims of policy/strategy**

#### **2. What is the overall purpose of the policy/ strategy?**

The Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area appraisals and Management Plans will be part of Southwark's Local Development Framework. This will be an important document which will be used for deciding what sort of development should take place within the conservation area.

#### **3. What are its aims?**

The aim of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans is to assess the significance of the area, and advise on the appropriateness of further development in the area around Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush as defined by the maps, being area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

#### **4. Could these aims be in conflict with the Council's responsibility to:**

- Eliminate discrimination
- Promote equality of opportunity
- Promote community cohesion and good relations between different groups

Stage 1 of this EQIA identifies a number of key considerations which have been acknowledged and addressed in the stage two assessment as follows:

### The pattern of development

- The built environment and the public realm may continue to ignore the needs of disabled people which results in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. The designation of a conservation area will not restrict improvements to buildings and the public realm to meet the needs of disabled people from the wider community.
- Existing larger houses within the proposed conservation area will be protected helping to ensure that families can stay within the area alongside its wider regeneration

### Improved quality of design

- The protection of areas for heritage and conservation purposes may limit development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. One purpose of the conservation area appraisal is to help maintain a wide choice in housing stock and will help to ensure all people will have access to suitable housing stock and this includes all groups with protected characteristics.

### Improved public realm and environmental quality

- i.e. If the public realm and the environmental quality of the area remain poorly designed, certain groups may continue to feel threatened walking through the area such as members of certain faith groups, members of the BME community, young people, older people and women.
- Different groups may have different priorities for how buildings and the public realm is designed to meet their needs. Tensions could arise if there is the perception that one groups needs are being prioritised over others i.e. older people and young people. The designation of a conservation area appraisal will mean that public realm improvements will need to be more widely consulted and will require better quality materials and finishes which will benefit all local residents including all groups with protected characteristics

### **5. Does the documentation relating to this policy/strategy include specific reference to the Council's responsibility (as set out above) and a commitment to work to meet this?**

While the council's responsibility for eliminating discrimination and promoting equality of opportunity and social cohesion are not specifically referred to as part of the process for designating a new conservation area, the aim of this process is to create attractive and distinctive places for all which are safe, easy to get

around and a pleasure to be in by valuing the distinctive historic environment of the Borough.

### **Part C: Application of this policy/strategy**

#### **6. What steps are you taking or will you take to ensure that the policy is or will be implemented consistently and fairly?**

The Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area Appraisals and Management Plans will mean that planning applications for developments within the conservation area, will need to 'preserve or enhance' the character and appearance of the conservation area and be in broad compliance with the document. New development will need to respect the context of the conservation area, having regard to the content of the conservation area appraisal, propose appropriate materials, preserve traditional features of the area and do not introduce design features or materials that are out of character with the area.

#### **7. Could the way that this policy/strategy is being or will be implemented be discriminating against any particular individuals or groups or be potentially damaging to relations between different groups?**

The adoption of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Area appraisals and management plans will contribute to eliminating discrimination, promoting equality of opportunity and promoting social cohesion and good community relations.

#### **8. What changes could you make to either the policy/strategy itself or the way it is applied to improve the positive outcomes for all groups and to reduce or eliminate any negative outcomes?**

The findings of the EqlA scoping have been considered and this has informed the stage 2 assessment. The stage 2 assessment sets out those areas where the designation of the Thomas A'Becket and High Street, Yates Estate and Victory, The Mission, Livesey, and Kentish Drovers and Bird in Bush Conservation Areas may have differential impacts and where appropriate mitigation measures are proposed to address these.

#### **9. What information do you collect or do you plan to collect to monitor the impact of this policy/strategy on different groups?**

### **Monitoring of planning applications**

Planning applications are monitored by the council in its Annual Monitoring Report (AMR). This includes, among other things, the area of the borough that is designated as a conservation area.



## **Annex 3: Related projects and EQIAs**

### **The Southwark Plan**

#### Key findings:

- Provision of small local businesses which are easily accessible by local communities encourages the closure of development gaps for the local communities through an increased sense of belonging, redressing disadvantage and equality of access to services.
- By ensuring that new developments are safe and secure, disadvantage is addressed, community relations are improved and equality of opportunity is promoted.
- Protection of residential accommodation reduces discrimination and promotes equality of opportunity through providing inclusive and accessible housing for communities within the borough.
- Provision of accommodation other than houses and flats recognises the diverse needs of communities within the borough and promotes equality of opportunity since communities that will benefit are frequently the marginalized.
- The protection of transport impacts creates a sustainable, inclusive and accessible borough for its residents, future residents, users and occupiers.
- Public transport improvements assist in the creation of an accessible and inclusive borough by focusing on sustainable forms of transport as well as being socially inclusive. Accessible and inclusive transport links promote equality of opportunity and prevent barriers of exclusion and discrimination.
- Mini cab offices in the borough make transportation in the borough accessible to those who may not have access to public transport or private car use.

### **Core strategy**

#### Key findings:

- By requiring the maximum amount of affordable housing possible across the whole of the borough, this should have a positive impact on all equality groups and help to promote equality of opportunity by offering affordable housing across the whole of Southwark.
- Allowing student housing only in the town centres and in areas with good access to public transport services, this may promote cohesion between different groups as student housing will be located in the areas most suitable to accommodate it.
- Setting out criteria for how we may allocate gypsy and traveller sites in the future may improve community cohesion and good relation by making sure that new sites are located in suitable areas.
- Protecting employment sites should have a positive impact on discrimination and opportunity by increasing the amount of jobs in the borough and protecting the jobs already there. Through our employment and enterprise strategies we will work to ensure that these jobs are suitable for all of the different groups in the community.
- The Core Strategy aims to facilitate a network of community facilities that meet the needs of local communities. This should help to improve

community cohesion and ensure that community facilities are easily accessible so that everyone can benefit from access to a range of community facilities.

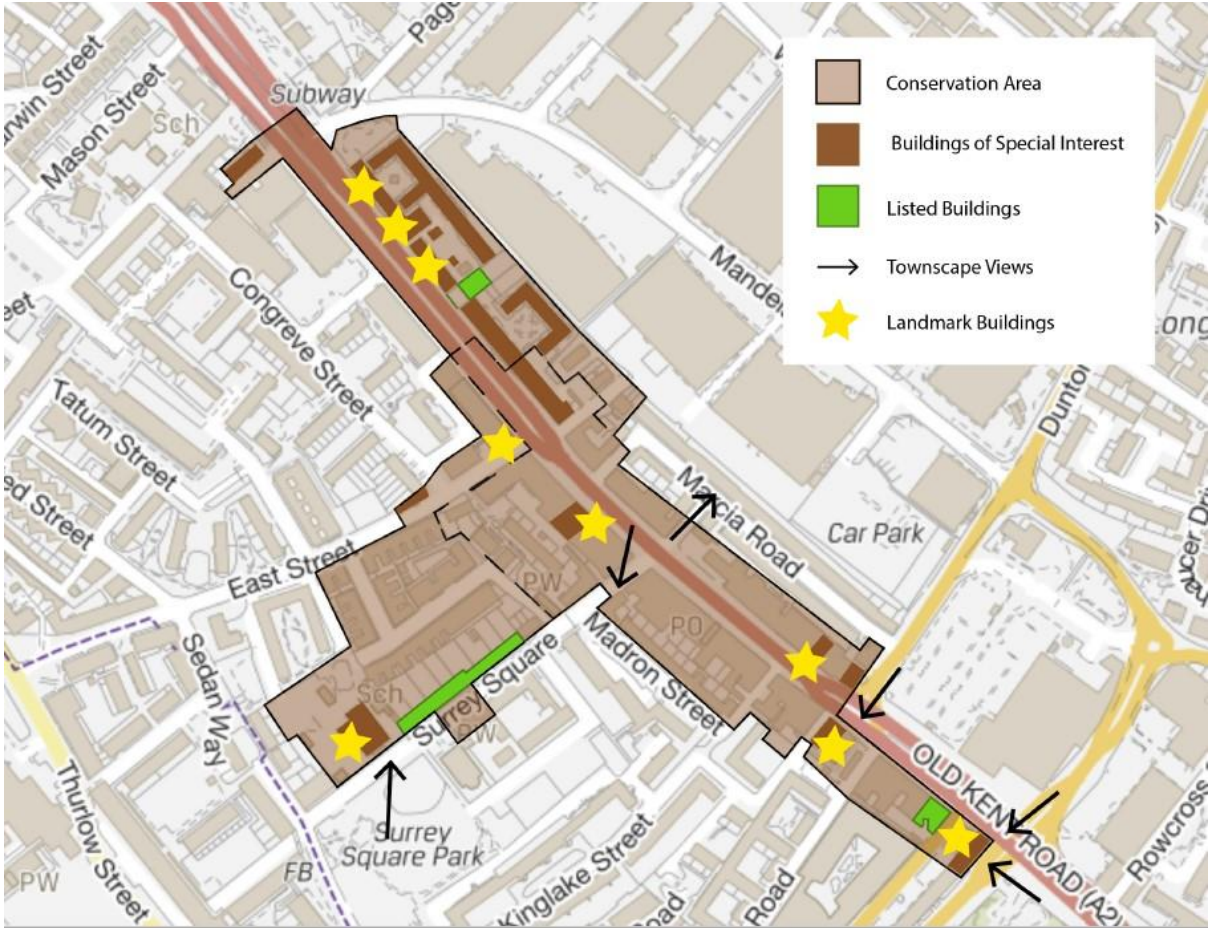
### **Southwark 2016**

#### Key findings:

- Migration in and out of the borough is high: this makes it difficult to measure the success of interventions (because the beneficiaries may have moved on and another, more disadvantaged group, taken their place). It is also makes it more difficult to predict the composition of the borough over the next 10 years.
- Southwark's population will continue to grow so that by 2016 it could be between 286,000 and 301,000. That means anything from 14,000 to 20,000 more households than in 2001.
- By 2016 around 43% of the population is expected to be from black and minority ethnic backgrounds, with many different faiths and cultures.
- Southwark's population ranges from those who enjoy significant affluence to those in severe poverty. Southwark is becoming more socially and geographically divided.
- We have a 10% gap in the numbers of people of working age (16-74) in Southwark who are in employment compared to the national average. In that age group, 65% have no or first level NVQ qualifications, rising to over 80% for people of Bangladeshi and Black Caribbean origin.
- 39% of local authority homes and 40% of private rented properties do not yet meet the decent homes standard.

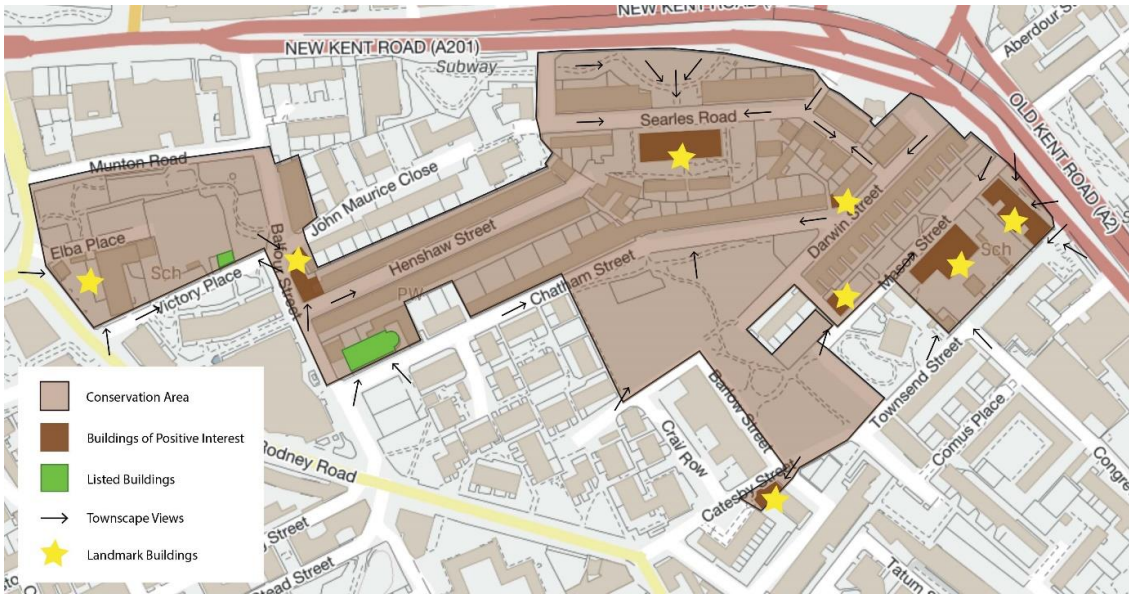
## Appendix 2

Appendix 2	Map of proposed Thomas A'Beckett and High Street Conservation Area
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### Appendix 3

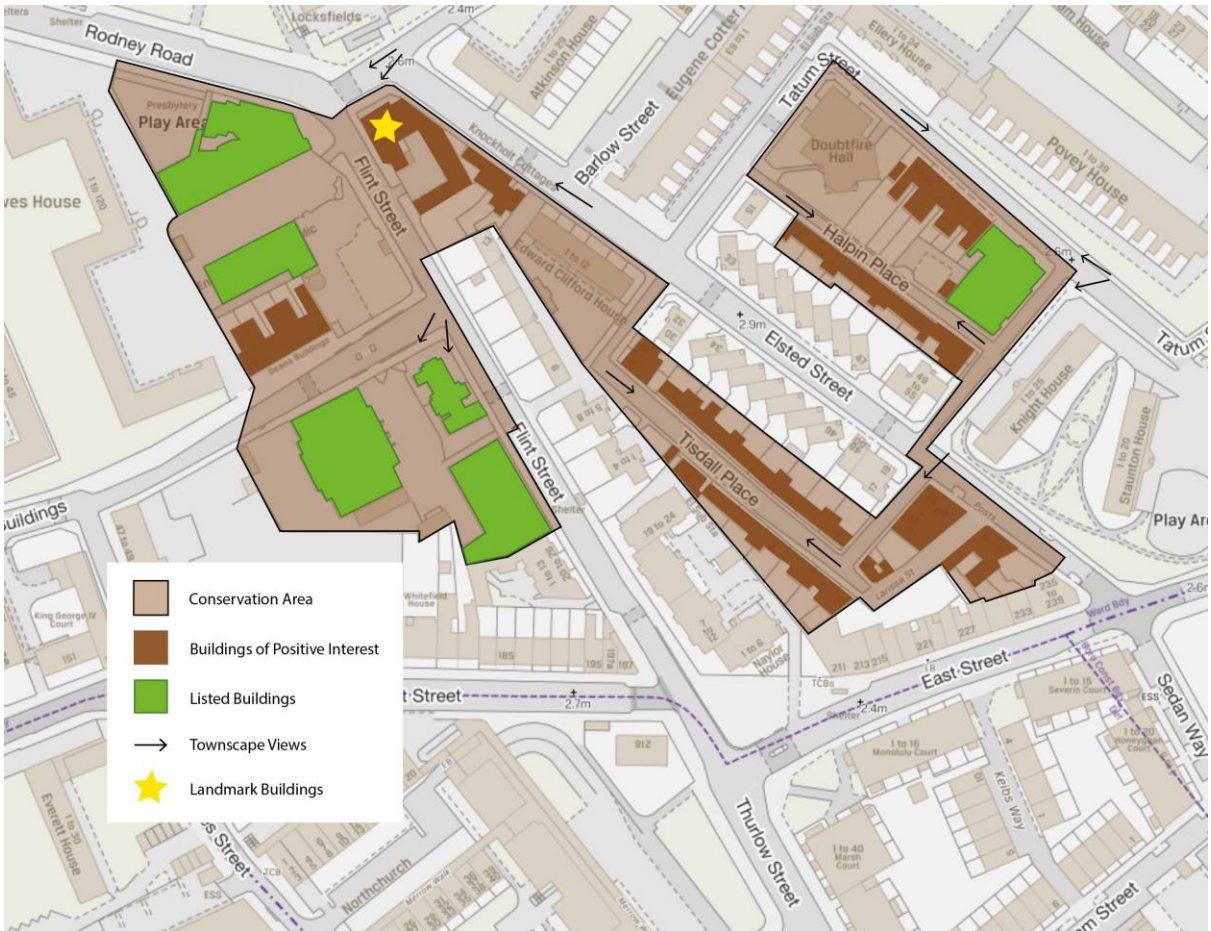
Appendix 3	Map of proposed Yates Estate and Victory Conservation Area
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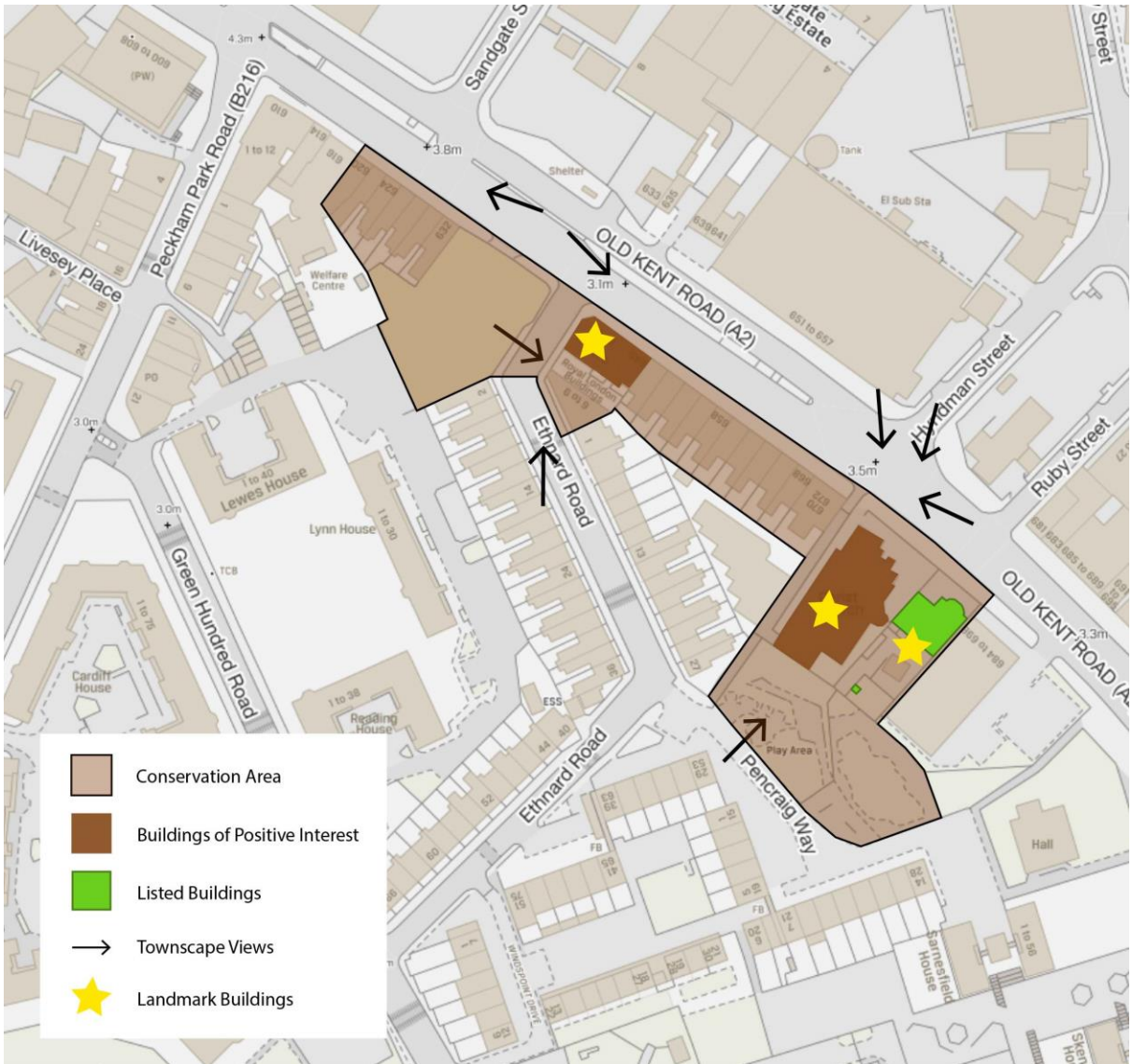
## Appendix 4

Appendix 4	Map of proposed The Mission Conservation Area
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## Appendix 5

Appendix 5	Map of proposed Livesey Conservation Area
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## Appendix 6

Appendix 6	Map of proposed Kentish Drovers and Bird in Bush Conservation Area
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<b>Item No.</b> 7	<b>Classification:</b> Open	<b>Date:</b> 2 November 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

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

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F 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 Housing, Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.



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

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the director of planning 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 director of planning 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 director of planning 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 democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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 planning practice guidance (PPGs) and planning policy statements (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	Virginia Wynn-Jones 020 7525 7055
Each planning 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

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	22 October 2021	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		22 October 2021

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<b>Item No.</b> 7.1	<b>Classification:</b> OPEN	<b>Date:</b> 02 November 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application: 21/AP/1077  <b>Address:</b> Bells Gardens Community Centre, 19 Buller Close London, Southwark, SE15 6UJ  <b>Proposal:</b> Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the new community facilities on the site as well as new landscaped areas including MUGA and playspace.		
<b>Ward(s) or groups affected:</b>	Peckham		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	15/04/2021	<b>PPA Expiry Date</b>	
<b>Earliest Decision Date</b>			

## RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31/01/2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 186.

## EXECUTIVE SUMMARY

3. The proposal is for the demolition of a community centre and the construction of three new buildings consisting of a 7, 6 and 5 storeys to provide a retail unit fronting onto Commercial Way, and 83 new council homes for social rent, new community facilities, a Multi Use Games Area (MUGA) landscaping and playspace.
4. The site is in the larger Bells Gardens Estate and contains a community centre and housing amenity land, including play areas and a MUGA The site is not designated open space and is not afforded the protection that designated open spaces such as Metropolitan Open Land or Borough Open Land have in planning policy.. Nonetheless, the part of the site is open space as defined by the National Planning Policy Guidance which outlines that Open space, includes all open space of public value, which can take many forms,

from formal sports pitches, to open areas within a development such as this, linear corridors and country parks. The proposal would re-provide the existing community centre as well as much needed new council homes; the principle of the land uses proposed accord with the development plan.. The development would provide new upgraded amenity spaces for the existing and future residents including new play equipment and landscaping which provides a positive overall landscaped environment for residents.

5. Block A would sit taller than surrounding buildings at 7 storeys but given the location of this block at the prominent corner it would provide a distinctive waypoint block which is considered appropriate in this location. The remaining blocks would be 6 (block B) and 5 (Block C) storeys which would echo the prevailing building heights within the surrounding areas.
6. The development would result in some loss of daylight, however the main reason for this relates to the design of the existing building with its overhanging walkways above these windows. With the walkways removed the vast majority of the surrounding windows and rooms receive the required daylight and sunlight levels, with all amenity spaces receiving required levels of sun on ground, as outlined within the BRE guidance. Furthermore, there would not be any significant overlooking or outlook impacts as a result of the proposed development given the distances to the surrounding residential buildings.
7. The development would not result in a significant increase in car based trip generation and given the high PTAL of between 4 and 6 within the site, it is not considered that there would be any significant impacts on the surrounding public transport network. Future residents (except blue badge holders) of the new homes would be restricted from obtaining a car parking permit and as the site is to be included within a CPZ this would effectively mitigate any additional parking stress on local streets.
8. There would be significant carbon savings above the Building Regulations requirement ensuring that sustainable construction measures are utilised whilst new sustainable energy would be used through the SELCHP extension and PV panels.
9. The development would provide new playspace, landscaping and amenity space, improving the quality of the existing spaces to create an inviting and high quality estate amenity area for the existing surrounding residents and future residents within the site.
10. Overall there would be significant public benefit from the proposed scheme with new high quality council homes and a community centre with surrounding landscaping and amenity space.
11. The below tables set out the key planning deliverables from the development.
12. Housing

Units	Number of new SR council homes	Number SR habitable rooms	Dwelling mix

1 bed	21	42	25.3 %
2 bed	40	145	48.2 %
3 bed	18	73	21.7 %
4 bed	4	22	4.8 %
Total (% of total)	83 (100%)	282 (100%)	100%

#### Commercial

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (a) to (f) retail/financial services	0	41.32	+41.32
Jobs	No.0	No.2	No.2

#### Parks and Child play space

	Existing sqm	Proposed sqm	Change +/-
Open Space	8358sqm	7789sqm	-569
MUGA	939sqm	322sqm	-617
Play Space	1121sqm	1,575 sqm	+454

#### Community Facility Provided: Yes:

	Existing sqm	Proposed sqm	Change +/-
Community use	476	465	-11

#### Environmental

CO2 Savings beyond part L Bldg. Regs.	82%
Trees lost - 35	Class A No.0 Class B No.7 Class C No.28
Trees gained +102	

	Existing	Proposed	Change +/-
Urban Greening Factor	0.364	0.436	+0.072
Greenfield Run Off Rate in 100 year storm l/s	9	2	-7 (Further mitigation is proposed through 108m <sup>3</sup> attenuation tank)
Green/Brown Roofs	0sqm	622.51sqm	+622.51sqm
Electric Vehicle Charging Points (on	0	4 (8 adaptable spaces)	+4



site)			
Cycle parking spaces	6	194	+188

#### CIL and Unilateral Undertaking

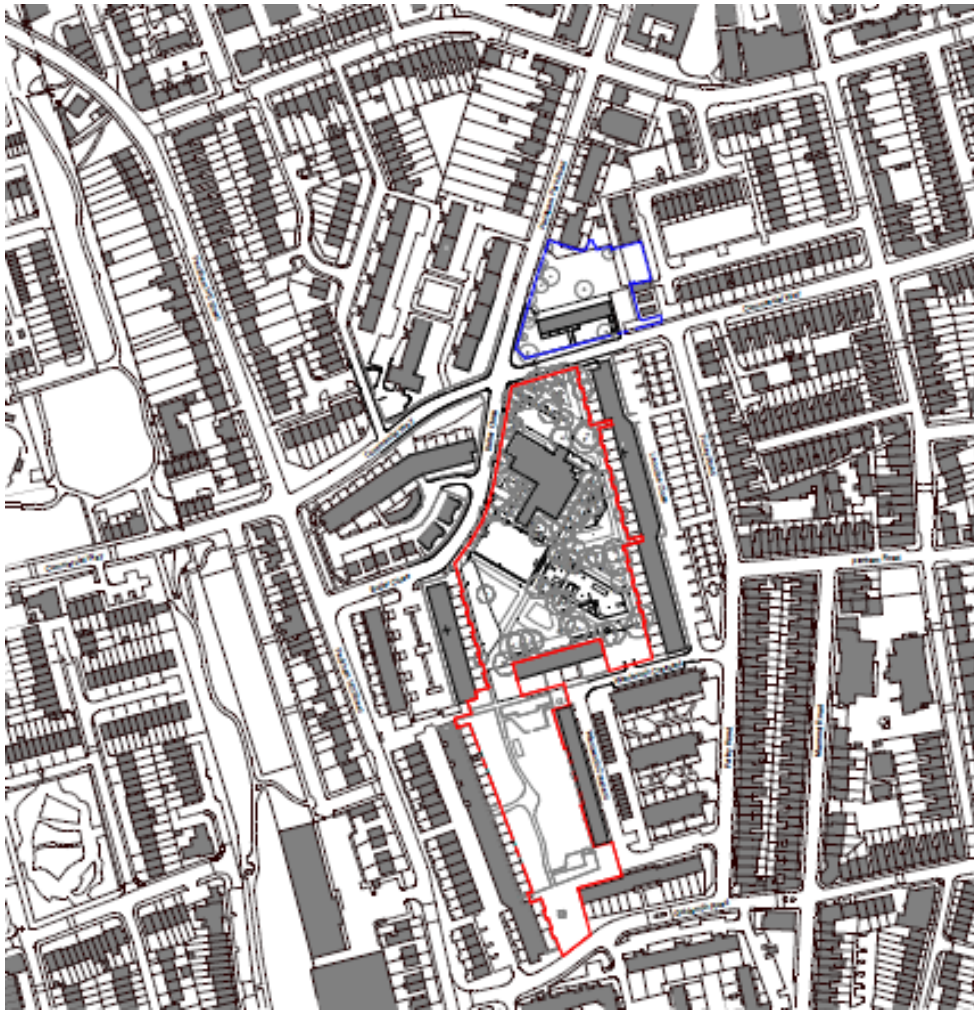
SCIL (estimated)	£524,475.00
MCIL (estimated)	£513,879.54
Unilateral undertaking	£128,734.00 (tree contribution)

## BACKGROUND INFORMATION

### Site location and description

13. The application site is Bells Gardens community centre and the surrounding housing amenity land. The site contains the part single and part two storey community centre which is towards the northern end of the site as well as a MUGA children's playspace and landscaped areas.
14. The site is on the corner of the junction with Commercial Way, Buller Close and Peckham Park Road and is within the Peckham Ward of the Borough.
15. At the most northern part of the site is a tarmacked play area which is currently in a poor state of repair and doesn't appear to of been used recently, however it appears to have been used as a MUGA at some point in the past. To the south of the community centre lies a large MUGA and playspace area as well as landscaped areas. To the west of the building lies the existing car park for the community centre and the vehicular access onto Buller Close.
16. The site is within the Peckham and Nunhead Action Area, an Air Quality Management Area, a Critical drainage Area and is also located within protected view 2: The linear view of St Pauls Cathedral from Nunhead Cemetery.

17.



Existing site plan showing the application site in red and adjacent Lindley Estate site in blue

18.



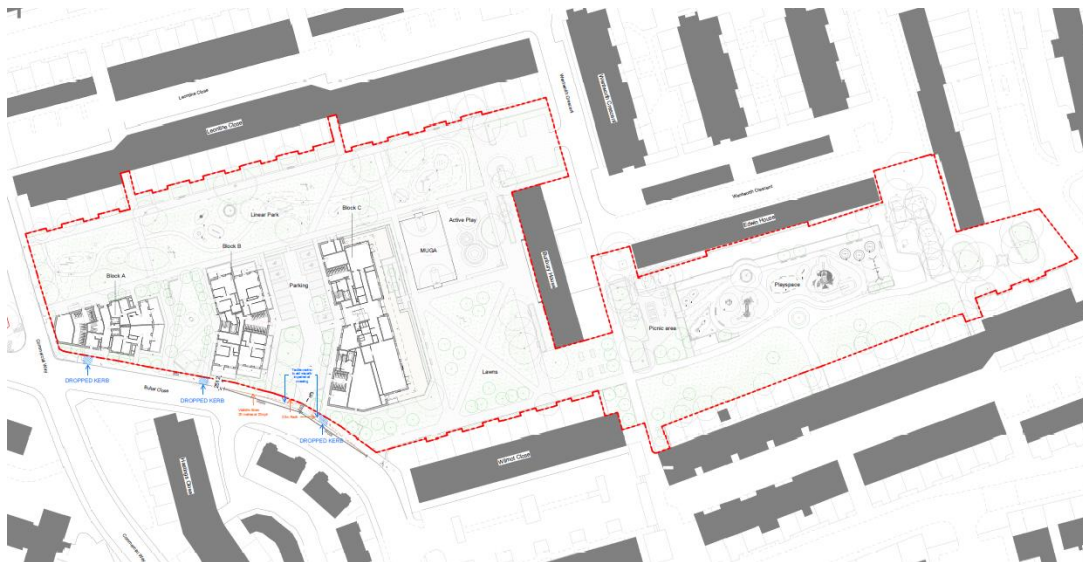
Photo of existing community centre

## **Surrounding Area**

19. The area surrounding the site is predominantly in residential use with a development site to the north at 177 Commercial Way which is a Council led scheme that would provide a new five-storey development for 44 new council homes.
20. To the west of the site lies the long linear block- Leontine Close- which is six stories in height. To the east of the site on the opposite side of Buller Close lies a five storey block within Hastings Close in addition to some two storey semi-detached houses. To the south of the site lies the six storey Bunbury House. All of these buildings are residential.

## **Details of proposal**

21. The proposal is for the demolition of existing community centre and the construction of three new buildings consisting of a seven stories, six stories and five stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the existing community facilities on the site as well as new landscaped areas including MUGA and playspace.
22. The development would include the erection of a seven storey building (Block A) at the northern end of the site fronting onto Commercial Way, close to the junction with Buller Close, which would contain a commercial unit (use class E) at ground floor with refuse and cycle storage and two residential flats and 24 homes on the upper floors
23. To the south of this building would be a new six-storey building (Block B) which would contain four homes at ground floor, alongside cycle storage and 19 homes on the upper floors.
24. To the south of Block B would lie a car park area which would contain spaces for 13 cars, including five blue badge spaces. To the south of the car park would be Block C, a five storey building that would include 34 new homes, a new community centre, energy centre, electricity substation and ancillary residential spaces including cycle storage, refuse area and water tank storage room.
25. To the east of the proposed blocks would lie a linear park and to the south of the blocks would lie a re-provided MUGA, active games area and planted areas and lawns. Further to the south of the buildings would lie a new picnic area and new children's play facilities.



Proposed site plan

### Amendments to the application

26. The proposal has been amended to reduce the height of Block A from the originally proposed nine storeys to seven storeys and a reduction in height of block B from seven storeys to six storeys. This reduction has resulted in the number of dwellings within the development reducing from 97 to 83 as well as changing the tenure of the units so that the proposal would now consist entirely of new council homes which would result in an uplift of 18 new council homes. The dwelling mix of the proposal has also been amended from the original 23x1 bed units, 54x2 bed units, 18x3 bed units and 2x4 bed units, to the now proposed mix of 21x1-bed units, 40x2-bed units, 18x3-bed units and 4x4-bed units.
27. Additional documentation has also been provided which included the submission of an equalities impact assessment, fire statement as well as additional landscaping information.
28. Local residents were notified of changes on 23<sup>rd</sup> of September and asked to provide comments on the updated and additional information provided.

### **Comments from members of the public and local groups**

29. After the initial publicity of the planning application, a total of 47 responses were received from members of the public, all of which were in objection to the proposed development. The objections included:

- Development taking place on green space
- Design including height mass and scale
- Impacts on existing residents amenity, including daylight and sunlight
- Noise from the proposed MUGA
- Loss of the ball court/MUGA
- Impact on the transport network and bus capacity
- Impact on parking stress
- Impact on social facilities such as GP surgeries
- Reduction in community use floorspace



Waste management  
 Use of land for market housing  
 reduction in play area

Following the amendments made to the application to reduce the height, number of units and tenure of the units, a further two comments were received in objection citing the following matters:

Impact on social infrastructure  
 Impact on travel and transport.  
 Loss of green space.  
 Impact on parking.  
 Height of the proposal  
 Would result in the loss of the MUGA.

The geographical breakdown of the comments are:

Bells Estate 24  
 SE15 18 (including Lindley Estate)  
 Rest of Southwark 6  
 Outside of Southwark 1

SE15 = 18 (including Lindley Estate)  
 Wider Southwark = 6  
 None Southwark = 1

These comments are addressed throughout the main body of the report below.

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

30. 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**

31. 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
  - Housing mix, density and residential quality
  - Affordable housing and development viability
  - Amenity space and children's play space
  - Design, including layout, building heights, landscaping and ecology;
  - Heritage considerations
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight

- Transport and highways, including servicing, car parking and cycle parking
  - Environmental matters, including construction management, flooding and air quality
  - Energy and sustainability, including carbon emission reduction
  - Ecology and biodiversity
  - Planning obligations (S.106 undertaking or agreement)
  - Mayoral and borough community infrastructure levy (CIL)
  - Consultation responses and community engagement
  - Community impact, equalities assessment and human rights
32. These matters are discussed in the 'Assessment' section of this report.

### **Legal context**

33. 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.
34. 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**

35. 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 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
36. The site is located within:  
Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding however it benefits from protection by the Thames Barrier.
37. New Southwark Plan Protected view 2: The linear view of St Pauls Cathedral from Nunhead Cemetery as outlined within the New Southwark Plan.

### **ASSESSMENT**

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

### Relevant policies

38. Southwark Plan – Saved Policies:  
Saved Policy 2.1 Enhancement of Community Facilities

Core Strategy Policies:  
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles

London Plan 2021:  
Policy S2 Health and social care facilities

Other relevant policies for the application are listed in appendix 4

39. The existing site contains the Bells Garden community centre which consists of 476sqm of floor space. The proposal includes a new community centre that would provide 465 m of new floor space and as such would provide a new purpose built, enhanced facility. Whilst there would be a small reduction in overall floorspace, the new community facility will be purpose built with a far more efficient layout and would provide an enhanced and improved facility overall, and as such would accord with saved policy 2.1 of the Southwark Plan.
40. In relation to redevelopment of the land overall, objections have been raised in relation to the loss of open space and green space as one of the concerns raised by residents. The site is not protected open space as defined by the Southwark Plan (Metropolitan Open space, Borough Open Land or Other Open Space) and is Housing Amenity Land which forms part of the setting of the Bells Gardens Community Centre and surrounding residential estate. The principle of the development, in land use terms, comprising a new purpose built community facility and new housing is acceptable.

### **Environmental impact assessment**

41. The applicant submitted a screening opinion in relation to this application (ref: 21/AP/0106) and a neighbouring application opposite on the Lindley Estate, Commercial Way (21/AP/0749). It was determined by the council that the proposals would not have significant effects upon the environment virtue of factors such as its nature, size or location. The matters to be considered can be adequately assessed through the submission of technical reports submitted with the planning application. This proposed development does constitute EIA development.

### **Housing mix, density and residential quality**

42. The proposal would provide a total of 83 new council homes with the following dwelling mix:
- 1 bed units: 21 (25.3%). 21 x 1b2p,
  - 2 bed units: 40 (48.2%). 5 x 2b3p + 35 x 2b4p
  - 3 bed units: 18 (21.7%). 1 x 3b4p, 11 x 3b5p + 6 x 3b6p

- 4 bed units: 4 (4.8%)
43. In summary, in excess of 74.7% of units would be two or more bedrooms which would accord with strategic policy 7 'Family Homes' of the Core Strategy. The number of 3+ bedrooms would be 20 units which would equate to 26.5% of the dwellings being family sized 3 or more bedrooms units which would also meet the required 20% in accordance with strategic policy 7.
  44. Five wheelchair accessible homes would be provided with the proposed mix being 5 x 2 bed homes units and this would equate to 7.8% on a habitable room basis. This would fall slightly below the required 10% as identified in policy, however it is acknowledged that the proposal would provide a large new community centre at ground floor within one of the blocks which restricts the number of level access wheelchair units at ground floor. Furthermore, the proposal would be unable to provide wheelchair units on the upper floors due to the arrangement of the access cores within each block only being able to provide one lift within each core. All of these units would meet the requirements of the South East London Wheelchair Housing standards which demonstrates they would be of a high quality in terms of overall space and design. Given the benefit of the newly provided community facility at ground floor, this is considered acceptable.
  45. In terms of the layout of the proposed blocks, block A would provide 2 x 2B/3P homes at ground floor with 1 x 1B/2P unit and 3 x 2B/4P units on each of the first to sixth floor levels. The proposed homes would all meet or exceed the required overall space standards for each of the dwelling types within this block (1B/2P, 2B/3P and 2B/4P units).. Furthermore, all homes within this block would be dual aspect and would thus demonstrate a high quality of accommodation.
  46. In terms of Block B, all of the homes within this block would meet or exceed the required overall space standards for each of the units' types within this block, with the majority being dual or triple aspect with no north facing single aspect homes meeting the requirements of the Residential Design Standards.
  47. Looking at Block C, the ground floor contains the new community centre and there are no residential units provided here. Living rooms have access onto generous balconies and overlook the communal open spaces on the site. All of the homes meet or exceed the minimum unit standards on all floors, the majority are dual aspect and there are no north facing single aspect homes and thus demonstrates the overall high quality of accommodation provided.
  48. Overall, the vast majority of homes are dual aspect with a very small proportion (13 units) being single aspect, however none of those units would be north facing. All homes within the three blocks meet or exceed the minimum dwelling space standards and would provide large outdoor amenity spaces to all homes as considered in more detail later in the report.
  49. In terms of daylight received within the proposed homes, a daylight and sunlight assessment has been provided that assesses the Average Daylight Factor (ADF) results for all of the habitable rooms. Of the 121 habitable rooms



analysed, 102 (85%) achieve, and in most cases substantially surpass, the target ADF value for the rooms' observed use.

50. The 19 rooms that fall below the desired ADF target comprises 3 x Living/Dining Rooms and the remainder Bedrooms. The three Living/Dining Rooms falling below are located at the first floor on the south elevation of Block C and achieve 1.3%, 1.4% and 1.4% ADF. This is marginally below the BRE's recommended 1.5% target. While these fall marginally below, the levels are comparable to internal daylight levels of similar first-floor units in blocks within the area.
51. The bedrooms falling below are located on the ground, first and second floors of Block B with the ADF levels ranging from 0.5% to 0.9%. This elevation of Block B comprises external access decks, similar to many blocks within immediate proximity of the site. The internal daylight levels to these lower floor bedrooms are comparable to those already established on the lower floors of blocks in the vicinity and given the otherwise very good quality of accommodation provided within each of these units, the proposal is considered to still be of a very high standard throughout the scheme.

### **Affordable housing**

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

### **Amenity space**

54. The proposal is arranged in three blocks with block A to the north, block B being central to the site and C to the south. In relation to block A, 12 of the units within this block would have 7.11sqm balconies which are one-bedroom units from first to eighth floor with the remaining 12 units providing 19.55sqm of outdoor amenity space. Given the limited footprint of the building, it would be difficult to provide additional balcony space within these units, however as they would relate to one-bedroom units the balconies provided would still be of a very good size for their purpose. Given that the balconies are still considered to be of a good size with only minor shortfalls below the 10sqm this is considered acceptable. Any shortfall is covered through the enhanced external communal amenity spaces surrounding the site.
55. In relation to block B, the ground floor units would all be provided in excess

of 10sqm of outdoor amenity space with a minimum of 19.54sqm space provide. On the upper floors, again all units would have a minimum of 11.4sqm of external amenity space with the larger family units providing a range of 36.3sqm-55.7sqm of external amenity space and would thus exceed the required 10sqm which demonstrates a very high provision of amenity space for the residents of this block.

56. Moving to Block C, the ground floor here would be given over to the new community centre with external spaces provided for this use. On the upper floors, outdoor amenity space would be provided for all units with these spaces ranging from 9.97sqm to 60.1sqm of external amenity space provided. As such all units would have a very good access to amenity space with the 4 units falling only negligibly below the required 10sqm of external amenity space.

### **Children's play space**

57. Based on the GLA population child yield calculator, the proposed development would require a total provision of 875.4m<sup>2</sup> on site. The proposal would relocate the majority of the existing playspace to the southern end of the site and provide an uplift to deliver a total of approximately 1,575 m<sup>2</sup> of new purpose built playspace for the existing and future residents of the site which would significantly exceed the required playspace levels.
58. However, as noted, there is an existing MUGA on site would be required to be removed as a result of the proposal. Whilst a new MUGA is proposed, this would result in a reduction of size of the MUGA from 939sqm to 322sqm, and as such there would be a loss of 617sqm when looking at the MUGA in isolation. It is noted that there would be a loss of the overall size of the MUGA, however the existing MUGA is oversized and provides a football pitch and one basketball court across the width of the football pitch.
59. The proposed MUGA would also provide a basketball and football court, albeit they would be at a reduced size when compared to the existing ball court. The proposed MUGA would also include a games wall that defines the northern boundary and extends the range of sporting activities which can be played within the space. A games area is also proposed to the south of the MUGA and is designed to support a diverse range of play and recreational activities, including scooter, skateboard, climbing and informal ball games. The combined total of the MUGA and games area would provide a total of 614sqm and would provide a diverse range of play space for older children.

60.



Proposed MUGA court and games area

61.



Proposed landscaping and playspace

62. The applicant has commissioned a survey of how the MUGA is used over a 12 day period which included visual observation of the MUGA area between 10:00 and 20:00 during the school summer holidays between Friday 6<sup>th</sup> and Tuesday 17<sup>th</sup> August 2021. The report does note that the MUGA is well used with a range of users with 9 to 112 people using the site on a given day within the surveyed period. However, the report notes that the vast majority of users of the MUGA (59.8%) were not using the MUGA for its main purposes of sporting activities for which the area is designed. The new MUGA would still provide sufficient space for the use for sporting activities as its intended purpose with the other significantly improved spaces throughout the application site providing space for people to undertake other non-sporting activities.
63. The provision of playspace would exceed the required space on site whilst providing a significant upgrade to the overall facilities for children and families to use on site. Whilst it is noted that there would be a reduction in the size of the MUGA, there is a need to provide a balance of uses within the site for both the existing and future occupiers of the site which includes landscaped areas for biodiversity with green spaces and areas for sitting as well as for pure playspace. Officers are of the view that this proposal would provide a much improved provision of high quality outdoor space for both children and adults which would be of benefit for the existing residents and any new residents within the site.

## **Design**

### Site context

64. Bells Gardens relates to estate amenity space with a community building and linked garden spaces with mature trees and planting. It is enclosed by the existing blocks on the estate but is open at one corner at Buller Close to the west. The design challenge is to retain functional and generous estate amenity space as part of the development whilst providing much needed new council homes.

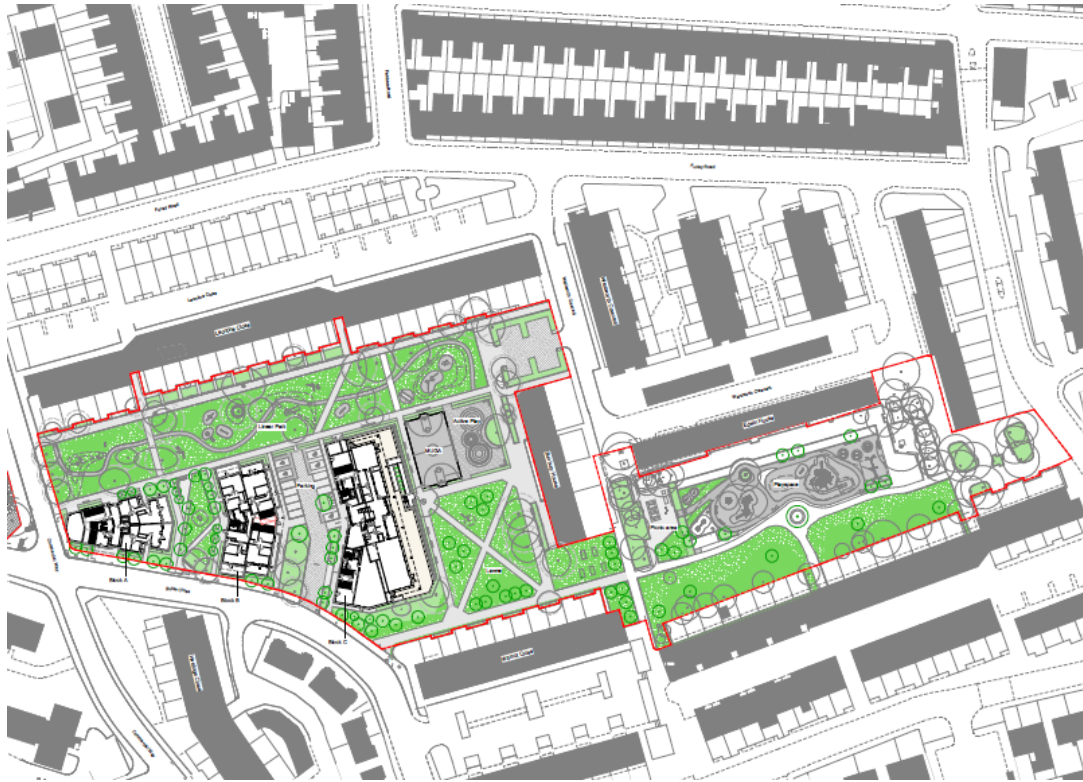
### Site layout

65. The proposal would provide three blocks in a row along the western edge of the site with a seven-storey building to the north, six-storey building centrally within the site and five-storey building to the south. These will contrast in form with the slab blocks that make up the rest of the site by being shorter and less linear. More particularly the gaps between the blocks will allow for a sense of space to be retained with the concept being one of pavilion blocks standing as structures within the space of the gardens rather than reducing it in size.
66. The placement of the proposed buildings at the western edge of the site will also allow for the retention of a wide strip of land between them and the existing blocks (Leontine Close) to the east. With new landscaping this will form a generous linear park and is marked as play trail on the plans. A further area of open space is to be left to the south of the southernmost block which will be the location of a MUGA court, active play area and gardens. The enclosure to this space provided by the proposed block and the existing



blocks of Bunbury House and Wilmot Close to the south and west respectively will give the area the character of an attractive landscaped square. It is fitting that a community centre within the southernmost block will open up onto this space.

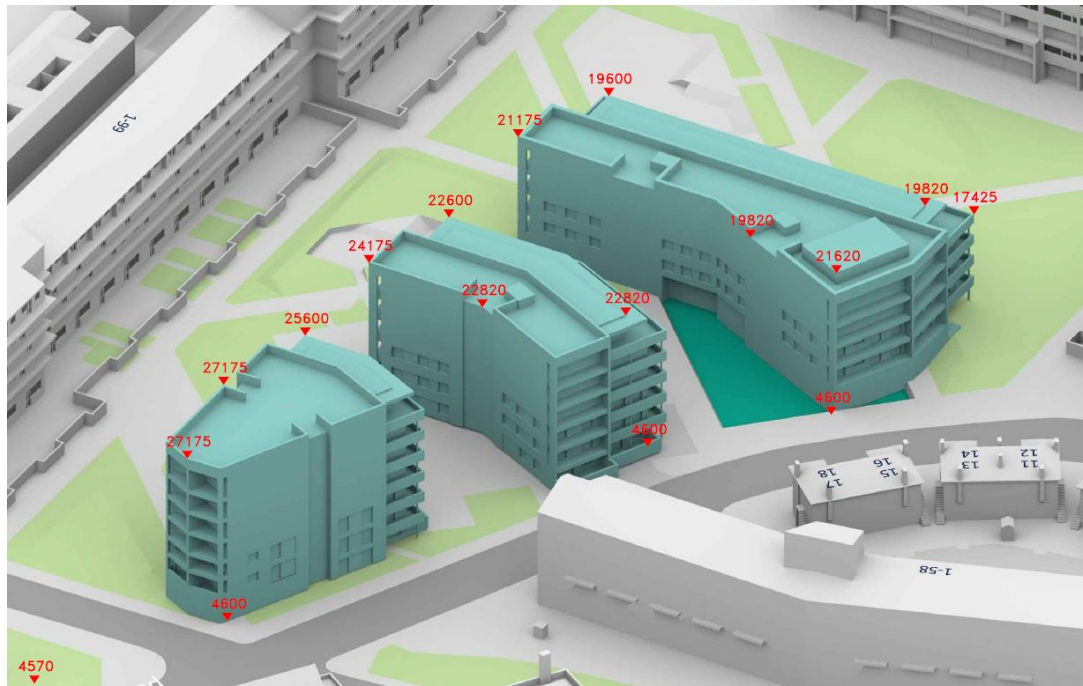
67.



Site layout

Height scale and massing

68.



3D axonometric drawing

69. The geometry of the site is such that the footprint of each block gets bigger from south to north. The northernmost block will have the smallest footprint. It will also be the tallest block at seven storeys and will have a shop at the ground floor. Its position and form is such that it will form an effective gateway to the site and the wider estate. Thereafter, the blocks are to be progressively lower but wider at six and five storeys adjacent to large retained open space on the south.
70. In relation to the tallest block, Block A, form and its position at the key corner junction of Commercial Way, Peckham Park Road and Buller Close is such that a minor landmark building of seven stories is appropriate in this location. Massing is broken down by the space between the buildings and the change in height would provide interest while mediating the relationship with the different heights of buildings on the estate at present.

### Borough Views

71. The building will take the form three separate volumes of different heights (seven, six and five storeys) which would not breach the Borough Views heights of the linear view of St Pauls Cathedral from Nunhead Cemetery as outlined within the New Southwark Plan.

### Architectural design and materials

72. The architecture of each block divides into two main aesthetics- continuous balconies to the south and wrapping round to the east and west elevations to provide private amenity space and sun shading, and more solid elevations to the north and the remained of the flank elevations. Windows are grouped together on northern elevations to form horizontal strips.
73. The main material is a grey brick (chosen deliberately by the architects to from a neutral backdrop to retained trees and landscaping). Active ground floor uses are picked out with patterned brickwork (commercial unit) and brightly coloured cladding (community centre).
74. The disciplined nature of the facades ensures that the scheme is coherent and orderly despite the different proportions of each block. The horizontal portions imparted by the continuous balconies and horizontal window strips relate well to the proportions of the existing blocks. Similarly the grey brick colour will relate in tone to existing pale yellow brickwork of existing blocks, but will be more interesting in texture. The block that will contain the community centre will stand out on account of its position along one edge of the main open space on the site and on account of the generous double height ground floor space allocated to the community centre.
75. This is a high quality design which would produce an attractive and liveable scheme that will complement the existing estate. In addition, the new/ repurposed open areas will provide spaces and facilities that will benefit the whole estate.

76.



77.





78.



### **Heritage considerations**

79. No buildings within the site or adjoining sites are listed, however there are a group of listed buildings to the north of the site from 122 Peckham Park Road and to the east of the site at 80-98 Furley Road.
80. These properties are situated approximately 94m to the north of the site and 80m to the east of the site respectively. Given this significant distance between the listed buildings and the application site, coupled with the existing six storey blocks around the site, it is not considered that there would be any impacts on the setting of the listed buildings.
81. The Peckham Hill Street conservation area is situated approximately 132m to the west of the site and again given this distance, there would not be any impacts on the setting of the conservation area.

### **Landscaping, trees and urban greening**

82. A number of objections received in relation to the development have referenced the loss of housing amenity land within the site as a result of the development. The land is not designated open space through it does provide outdoor space for residents of the estate and local residents more generally.
83. Objections raise concerns that 39% of 'green space' would be lost as a result of the proposed development. However, it is noted that a number of spaces within the site are hard landscaped areas that are not 'green' including the area to the north of the community centre, MUGA and existing playground. . The applicants have provided comparative area schedules which compares



the overall levels of building, playspace, green planted areas etc. which is summarised below. The document notes that the area as covered by soft landscaping would be reduced by approximately 8.8% at ground level. This would however be mitigated by the inclusion on biodiverse roofs on all three of the buildings within the development which would provide in up to 622.5m<sup>2</sup> of additional planted roof areas.

84.	Type of space	Existing	Proposed	Change +/-
	Soft landscaping	8,538sqm	7789sqm	-569sqm
	Playspace	1121sqm	1,575 sqm	+454sqm
	MUGA	939sqm	322sqm	-617sqm
	Built space	1,116sqm	1,839sqm	+723sqm
	Hard landscaping	6,099sqm	6,390sqm	+291sqm

85. Policy G5 'Urban greening' of the London Plan requires that new developments should result in a net increase in greening on site of 0.4. Following some points of clarification in relation to the Urban Greening factor the applicants have provided comprehensive landscaping proposals which demonstrate that the UGF would exceed this requirement with a score of 0.436 as calculated by the council's urban forester which demonstrates that there would be an uplift in greening on the site in accordance with Policy G5 of the London Plan which is supported.

86. In terms of tree loss, there are a total of 153 trees located within the site as existing and the proposal would require 35 trees to be removed in order to facilitate the proposed development. In accordance with London Plan policy G7 - Trees and woodlands, proposals to remove trees would require the provision of an uplift of 5% in canopy cover with any replacement trees on site, or through mitigation off-site.

Tree classification		A	B	C
Tree Removed	35	0	7	28
Trees gained	102			

87. Whilst all of the trees required for removal to facilitate social housing and amenity play space have been mitigated for through the applicant's proposal to plant a variety of tree species and sizes totalling 102 trees, however this would leave a shortfall of stem girth on site of 559.27cm which in accordance with policy is to be met through the compensatory element of the NPPF Mitigation Hierarchy. As such the applicant is required to provide a contribution towards off-site replanting which has been calculated to be a financial contribution of £128,734.00 as calculated by the Councils urban forester using a CAVAT valuation from the trees proposed to be removed on site.

88.



### Designing out crime

89. The Metropolitan Police have provided a response to the application and they note that the proposed scheme has the potential meet secure by design accreditation. A condition has been recommended to require further information in order to ensure that the development does meet secure by design accreditation.

### Fire safety

90. London Plan policy D12 outlines that for all major developments, a fire statement should be provided which sets out how the development will

function in terms of the following:

- 1) The building's construction: methods, products and materials used, including manufacturers' details.
- 2) The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.
- 5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.
- 6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

91. The applicant has provided a fire statement with the application which outlines that the proposal would be completed with non-combustible materials to limit surface spread of all walls and roof coverings, and identifies the need for fire doors. It sets out the means of escape for all building users, with a 'defend-in-place' strategy, whereby only the flat of fire origin will be signalled to evacuate upon activation of a fire detector. The building will be fitted with a protected stair and by an evacuation lift for disabled persons as well as all units being fitted with an automatic sprinkler system with coverage throughout. The report also outlines the access arrangements for the fire brigade from Buller Close into the buildings and to the upper floors by the protected staircore. The submitted fire strategy accords with the requirements of London Plan policy D12 and a condition is recommended for the development to be carried out in accordance with the recommendations of the report.

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

### Outlook and privacy

92. As noted the proposed layout of the site would form three independent blocks, block A to the north fronting onto Commercial Way, with a central block accessed from Buller Close and a southern block to the south of the site.

### Block A:

93. Block A is situated opposite an existing block which contains bedsit accommodation to the north, however this site is currently subject to a planning application to redevelop for additional residential accommodation.

Nonetheless, the proposed block would be approximately 15m away from the residential properties to the north which would exceed the required distance of 12m across a road between habitable windows.

94. To the east of the site, lies the residential block within Leontine Close, however these properties are situated across the proposed linear park and the proposal would have approximately 35m between habitable windows within the blocks, which would again exceed the required 21m distance between habitable windows as outlined within the Residential Design Standards SPD.
95. To the west of the site, lies Hastings Close, and these properties would be approximately 20.9m away from the proposed building which would exceed the required 12m distance between habitable rooms across a road.
96. To the south of the site would be the new proposed block B, which would be situated approximately 20.6m away from the habitable windows within Block A. Whilst it is noted that there would be a slight digression from the required 21m, this would be very minor and would not introduce an unacceptable level of overlooking or loss of outlook. The distance would comply with the Mayor's guidance of 18m separation.

Block B:

97. To the east of Block B is also Leontine Close, and the distance between these windows would be approximately 39m which would exceed the required 21m between habitable windows.
98. To the west of the site lies Hastings Court (northwest) and 11-18 Buller Close (southwest) and these properties would be a slightly oblique angles and would be 19.6m and 23.2m away from Block B. As these properties are situated opposite a road, this would again meet the required 12m between habitable windows.
99. To the south of the site lies block C, which is situated approximately 20.5m away at its closest point. Whilst this below the required 21m as outlined above, it is very marginal. Furthermore, the blocks are intersected by an access road and car park for the community centre and as such, officers feel it would be appropriate to apply the 12m across a road distance here, which it would pass. Ultimately it is not considered that there would be any significant overlooking issues between these two blocks.

Block C:

100. To the east of the site lies Leontine Close which would be approximately 37.6m away and as such would exceed the required 21m between habitable rooms. As such it is not considered that there would be any privacy or outlook issues here.
101. To the south of the site lies Bunbury House which would be approximately 48m away from the application site and again would exceed the required 21m and as such no there would be no privacy or outlook issues between these

blocks.

102. To the northwest lies the properties along Buller Close which would be approximately 20m away across a road and as such would meet the required 12m across a road. To the southwest lies the properties within Wilmott Close which would be approximately 21.8m away at an oblique angle. Again this would exceed the required 21m between habitable rooms and as such would not impact on the privacy or outlook of these occupiers.
103. Overall, all of the proposed blocks would not result in any significant impacts on the surrounding properties in terms of privacy or outlook.

### Daylight

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

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

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

105. 1-99 Leontine Close  
The daylight and sunlight report notes that there are 649 windows serving 230 rooms over five floors with results as follows:

106.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
649	513	79%	87	37	12
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
230	222	96.5%	5	3	0

107. As can be seen by the above table, there are a number of windows that fail the VSC test within this block. However, there is an overhanging decked access above the site facing windows on the first, second, third and fourth floors. The submitted report also notes that the ground floor is only mildly affected by the effect of the second-floor walkway.
108. Where overhangs are present, the BRE Guidelines states that: *“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts light out from the top part of the sky, even a modest*

*obstruction opposite may cause a large relative impact on the VSC and on the area receiving direct skylight. One way to demonstrate this would be to run an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place”.*

109. The no-overhang analysis of these floors as outlined within appendix 2 of the submitted daylight and sunlight assessment shows the majority of proportionate reductions in VSC are less than 20%, which would outline that the impact on these windows would largely be unnoticeable and any impact is principally from the overhang itself. Where the proportionate reduction is greater than 20%, it should be noted that the retained VSC is above 27% and would thus accord with the BRE Guidance.
110. In terms of the No sky Line impacts with the overhang in place, only 8 bedrooms would fail to meet the NSL tests with the overhangs still in place, with the remaining rooms all meeting the required daylight levels as outlined within the BRE guidance. As noted, these rooms would retain good VSC levels and the proportionate changes in NSL terms would only slightly exceed the 20% allowance under the BRE guidance with changes between 22% and 32%, it is not considered that there would be a significant impact on these properties.
111. Overall, when looking at the daylight impacts of the proposal on the windows and rooms within Leontine Close in totality, the impacts of the proposed development are not considered to be significant and would largely not be noticeable as a result of the development.
112. Banbury House  
The daylight and sunlight assessment notes that there are 132 windows assessed as serving 79 site facing rooms across five floors

113.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
132	120	90.9%	12	0	
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
79	79	100%	0	0	0

114. As noted within the table above, the vast majority of windows within Bunbury House would pass the required VSC levels as outlined within the BRE guidance with those that do not meet this requirement seeing changes ranging between 20% and 27%. Again these windows are all situated below overhangs so the balcony removed analysis has been provided. Using this test, all windows would have impacts of less than 20% and would thus accord with the requirements of the BRE guidance.
115. Furthermore, all rooms would meet the required NSL levels with the overhangs in place which would demonstrate that there would not be a noticeable impact on light received within all of the rooms within the block of flats.

116. The impacts on the windows and rooms within Bunbury House would thus not be considered to be significant and any minor reductions would accord with the requirements of the BRE guidance.

117. 1-42 Wilmott Close

The daylight and sunlight assessment outlines that there are 308 windows assessed as serving 106 site facing rooms across five floors.

118. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
308	298	96.8%	8	2	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
106	105	99.1%	1	0	0

119. As observed from the table above, with the overhang in place, 10 windows experience 21% to 34% changes in VSC which would exceed default BRE Guidance. Similar to Leontine and Bunbury, there is an overhanging decked access above the site facing windows on the first, second, third and fourth floors. With the VSC test undertaken with the overhang removed, all windows would meet the required VSC levels. Furthermore, only one room with the overhang in place, would fail to meet the required NSL levels, with this room only marginally falling below 0.8 its former value (77.3%) and as such all impacts on the properties within this block would largely not be noticeable.

120. 1-52 Hastings Close

The daylight and sunlight assessment outlines that there are 124 windows assessed as serving 47 site facing rooms across four floors.

121. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
124	102	82.3%	17	5	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
47	47	100%	0	0	0

122. As noted within the table above, 22 windows experience 20.5% to 38% changes in VSC which would exceed default BRE Guidance, however these windows are again situated below a deck access way. With the balcony removed, all impacts would be below the required 20% reduction in VSC as outlined within the BRE guidance. Furthermore, all rooms would meet the required NSL levels demonstrating that there would largely not be any noticeable impacts on these properties.

123. 11-18 Buller's Close

The daylight and sunlight assessment outlines that there 24 windows (12 main windows and 12 secondary windows) serving 12 site facing rooms.

However, the submitted tables within the appendices show that there would be 32 windows and 16 rooms tested within the development when looking at all 8 properties.

124. Vertical Sky Component (VSC)

Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
32	14	43.8%	13	4	1
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
16	16	100%	0	0	0

125. A number of the windows within the 8 properties within Buller Close would fail to meet the required VSC levels as outlined within the BRE Guidance. However, the windows impacted upon are situated around a bay window which contains 3 individual windows within it. Whilst it is noted that individually these separate windows would receive a notable loss of daylight, they all serve one room, which when considering the NSL test, there would be very small proportionate losses of a maximum of 0.2% which would comfortably be below the allowances outlined within the BRE guidance. As such, each of the rooms would all receive good levels of daylight and any loss within the rooms would not be noticeable.

Lindley House:

126. The submitted daylight assessment suggests that there are some impacts on the VSC levels of the windows within these properties that would exceed the BRE guidance. However, the assessment of these properties within the main body of the report has not been updated following the amended daylight assessment which looks at this application in isolation. The appendices with the result have however been updated for these properties and it demonstrates that all windows would pass the required VSC levels and all rooms would meet the required NSL levels.
127. It is noted that there is an application at the Lindley Estate (21/AP/0749) situated on Commercial Way, opposite this application site. The initial daylight and sunlight report looked at the cumulative impacts of both applications on all of the surrounding properties. The main impacts seen from the cumulative assessment would be seen on the properties within Lindley House, however, these impacts would not be significant with all windows retaining VSC levels above 22.6% which is considered a good access to daylight within an urban location such as this. Furthermore, 75 of the 82 rooms tested would meet the required NSL levels with the remaining 7 rooms seeing proportionate losses just exceeding those required by the BRE guidance (20.1-30% loss).
128. As such, in the event that both developments were to come forward, the impacts on Lindley House would still not be considered to be significant and would still retain good access to daylight within these properties.

Sidmouth House and 125 Peckham Park Road:



129. All windows and rooms within Sidmouth House and 125 Peckham Park Road would all comfortably meet the required VSC and NSL levels and as such there would not be any daylight impacts on these properties as a result of this development.

#### Cumulative impacts from Bells Gardens and Lindley Estate

130. As noted, a cumulative assessment looking at the application at the Lindley Estate and this application was initially provided. In relation to the properties within Leontine Close, Banbury House, Hastings Close, Wilmot Close or Buller Close, the cumulative impacts of the proposed developments combined would not result in any further impacts beyond those addressed above, given the significant distance from the Lindley Estate site from these properties.
131. In relation to Sidmouth House and 125 Peckham Park Road, the impacts on the properties within these blocks would not be significant from the Bells Gardens Estate application as outlined above, with any impacts on these properties being as a result of the development within the adjoining site. As noted, Lindley House would see some minor impacts as a result of the cumulative assessment of these schemes, however these properties would still retain good access to daylight as outlined above.

#### Sunlight

132. Sunlight measured by the Annual Probable Sunlight Hours (APSH) test. This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

#### 1-99 Leontine Close

133. With the overhangs in place, several rooms experience changes in APSH and winter sunlight hours which would result in impacts beyond those outlined within the BRE Guidance, however, once the walkway is removed, all reductions are fully BRE compliant easily exceeding both the ASPH and winter sunlight hours, demonstrating the walkway is the main contributor to the change rather than the proposal.

#### Banbury House

134. None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

#### 1-42 Wilmott Close

135. None of the site facing rooms have a window orientated within 90 degrees due south and therefore not material for assessment in accordance with BRE Guidance.

1-52 Hastings Close

136. With the overhangs in place, several rooms experience changes in APSH which would result in impacts beyond those outlined within the BRE Guidance, however, once the walkway is removed, all reductions are fully BRE compliant with both the APSH and the winter sunlight hours, demonstrating the walkway is the main contributor to the change rather than the proposal. As such the impacts are not considered to be significant as a result of the proposed development.

Buller Close

137. There would be some minor impacts on the APSH and winter sunlight to the existing rooms, however all retained APSH levels are between 33 and 66 which would exceed the 25 APSH and all rooms would meet the required minimum winter sunlight hours of 5, as required within the BRE guidance. These retained values positively surpass the BRE's default recommendations and are therefore, be considered acceptable.

Overshadowing of amenity spaces

138. An overshadowing assessment submitted details the effect of the proposed development on the surrounding amenity space within Bells Gardens.
139. The report outlines that 85% of the space would retain at least 2 hours of sun on ground on March 21<sup>st</sup>. This would significantly exceed the required 50% of space receiving a minimum of 2 hours of sunlight as outlined within the BRE guidance and as such, the proposal would not significantly impact on the sunlight received within this amenity space.
140. Given the significant separation distances from other private amenity spaces and gardens, the proposal would also not result in a detrimental impact on the sunlight received in these spaces.

Conclusion on daylight and sunlight

141. Overall, it is acknowledged that there would be some impacts on the surrounding properties in terms of daylight, however much of the impacts are as a result of the existing deck access overhangs.

Noise and vibration

142. The applicant has provided a noise impact assessment which reviews the background noise levels and the potential impacts from noise generating elements of the proposed development.
143. The submitted assessment has been reviewed by the Councils Environmental Protection Team who have not raised any concerns in relation to the potential noise implications from the development. Conditions are recommended in relation to plant noise and the noise levels experienced by the future occupiers of the development in order to ensure that there would not be an unacceptable impact on their amenity.

144. Objections from local residents have raised concerns in relation to noise from the proposed MUGA as it would be closer to residential properties than the existing MUGA. At present, the closest residential properties to the ball court are the houses along Buller Close which are approximately 19m away, with the other properties at Leontine Close, Wilmot Close and Bunbury House being approximately 49m, 24m and 41m away.
145. The proposed MUGA would be 82m from the houses along Buller Close, 42m from Leontine Close, 64m from Wilmot Close and 30m from Bunbury House. It is acknowledged that the MUGA would be closer to the properties at Leontine Close and Bunbury House, however with the MUGA being 7m closer to Leontine Close and 11m closer to Bunbury House it is unlikely that there would be any noticeable increase in noise levels from the use of the MUGA. Furthermore, it would be fitted with low noise fencing surrounding it which would help reduce any noise from the use of the MUGA.

## **Transport and highways**

### Site layout

146. The footway next to this site on Buller Close connects northerly to the pedestrian/cycle routes along the neighbouring Burgess Park and, westerly to the adjacent Surrey Canal Linear Park incorporating north-south pedestrian route and a quiet cycle route (LCN22).
147. This footway and the pedestrian routes along Surrey Canal Linear Park also lead southwards to the nearby Peckham Rye train station. There are signalised pedestrian crossings on the four arms of the proximate Peckham Park Road/Commercial Way junction.
148. The proposed paved public realm to supplement the footways on the adjoining Peckham Park Road, Buller close and Commercial Way, north-south/east-west pedestrian routes via this site, the relocation of the existing bus shelter that is currently encroaching upon the footway on Peckham Park Road southwards to a new position on this footway stretch where it would be complemented with an additional public realm, re-arrangement of the prevailing car park, 2 refuse bins stores close to the highway on Peckham Park Road/Buller Close plus 4 cycle stores.

### Transport Impacts

149. This proposed development is in an area with very good access to public transport (PTAL 4-6 across the site) level and within walking distance (960metres) of Peckham Rye train station and near the bus routes on Peckham Hill Street. Concerning the vehicle movements ensuing from this development proposal, officers review of comparable sites' travel surveys within TRICS travel database has revealed that this development proposal would generate some 5 net additional two-way vehicle movements in the morning or evening peak hours and 16 two-way service vehicle movements (predominantly light goods vehicles) per day.

150. Officers have considered that these levels of vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads. It is also projected that this development proposal would create around 47 and 31 additional two-way public transport trips in the morning and evening peaks hours, separately. Moreover, the applicant has proposed travel plan initiatives comprising the provision of sustainable transport information and cycling facilities, appointment of a travel plan co-ordinator plus monitoring. Car club memberships will be required for the occupiers of this development for the first two years in order to promote more sustainable travel methods. A construction management plan will also be conditioned in order to ensure that any construction noise and traffic can be minimised.

### Servicing and deliveries

151. It is proposed that servicing of this development by light vans would be conducted within its car parking area while large vehicles would service it from the adjacent roads which is considered an appropriate strategy for this site.
152. The applicant has also submitted a delivery and service management plan, which apart from the low estimated service vehicle traffic projection therein (3 per day) and the servicing solutions are considered acceptable.

### Refuse storage arrangements

153. Each block of flats would have separate refuse storage and recycling areas which would include space for bulky waste. Each of the three blocks would be collected from Buller Close where it is proposed that 3 new dropped kerbs would be installed to allow for ease of access for the refuse contractors. The overall capacity would meet the requirements. In terms of drag distances, they would slightly exceed the 10m outlined within the Southwark Waste management guidance notes at approximately 14m, however the Waste Management team have outlined that this would be acceptable subject to a member of staff being present each week to return bins to the development.
154. As the details of how this would be managed have not yet been provided, and as such it is considered prudent to apply a condition requiring further information in relation to the overall refuse strategy.

### Car parking

155. Although this site falls outside of a CPZ, the applicant has retained the existing 8 car parking spaces for the community use and proposed 5 more disabled car parking spaces plus ample turning space within the ground floor parking area. The overnight car parking surveys carried out by the applicant's consultants on Tuesday 25 and Wednesday 26 February 2020, along the immediate road sections surrounding this site encompassing Commercial Way, Peckham Park Road, Peckham Hill Street, Friary Road, Radnor Road, Freda Corbett Close and Bonar Road have indicated that on average 310(43%) of the 719 calculated on-street car parking bays were unoccupied.

In any event, the site is located within the proposed North East Peckham zone extension which is currently out for consultation, as such it is likely that this will be in place by the time this development is completed and as such, this development will be excluded from those eligible for car parking permits under the future CPZ and as such it is not considered that there would be a significant impact on car parking within the surrounding area. Nonetheless, the applicant will be required to provide 4 of the car parking spaces including at least one of the disabled bays with active electric vehicle charging points (EVCPs) and the remaining 8 with passive EVCPs. This will be conditioned.

### Cycle parking and cycling facilities

156. In terms of the cycle storage provision, in relation to block A, the ground floor units have their own bike and bin enclosures to cater for 2 bikes per unit with a total provision of 64 bikes which would meet the requirements of the London Plan 2021. For Block B, 56 Cycle space in the store located on the ground floor would be provided and for Block C - 64 Cycle spaces in two bike stores located on the ground floor as two-tiered arrangement. The total secure and covered cycle provision is therefore 184 spaces across the proposed development for the residential uses which would accord with the requirements of the London Plan 2021, however would fall below the requirements of the emerging New Southwark Plan. It is however considered that it is suitable to condition further details of the proposed cycle parking to seek up to 200 secure cycle parking spaces for the residential properties within the development. This would represent a midpoint between the London Plan requirements and the emerging New Southwark Plan standards.
157. In terms of cycle parking for the community centre and visitor parking for the residential elements, there would be an overall requirement for 6 short stay cycle spaces for residential visitors plus 4 for the community centre which will be met by 10 cycle spaces in 5 Sheffield Stands outside Block C within the small car parking area. This is considered acceptable and again would accord with the London Plan 2021.

## **Environmental matters**

### Construction management

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

### Water resources

159. Thames Water have responded to the consultation request and have noted that on the basis of information provided, with regard to water network and water treatment infrastructure capacity, they would not have any objection to the above planning application.

### Flood risk

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

### Sustainable urban drainage

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

### Land contamination

162. The site is unlikely to have any significant contamination on site given the current use as a community centre with ancillary residential spaces, and previous uses. A contamination has been provided and reviewed by the Councils EPT who have noted that the report outlines that there is a need for further phase 2 report is required as a result of organic and inorganic pollutants being found that would need remediating for the proposed residential use. A condition is proposed to require this further information to be submitted prior to the commencement of development.

### Air quality

163. The applicants have provided an Air Quality Assessment with the application which has been reviewed by the Councils Environmental Protection Team.
164. The report outlines that there would not be any significant impacts in terms of air quality from construction from the construction of the development subject to mitigation measures being incorporated on site. A condition for a construction environmental management plan has been recommended in order to ensure that these measures to reduce dust and pollution from construction vehicles.
165. Looking at the future occupiers of the development, the submitted air quality assessment outlines that the future occupier's would not be subject to harmful levels of pollutants.
166. In terms of the air quality neutral requirements as outlined within the London Plan, the proposal would require mitigation measures to be implemented in order to achieve air quality neutral which include the provision of xxxxxxx need to confirm.

## **Energy and sustainability**

### Whole life cycle and carbon capture

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

### Carbon emission reduction

168. The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 82% above building regulations for the domestic element of the proposal and a saving of 57% for the non-domestic elements of the proposal. This equates to an overall saving of 80% above building regulations across the entire scheme. This demonstrates a significant saving above the required on site savings of 35% and presents the maximum reasonable achievable carbon savings on site from the proposed development. A carbon off-set payment of £54,166, will be secured through the unilateral undertaking. The details of the carbon savings are set out below.

### Be Lean (use less energy)

169. It is expected that all developments are to exceed Building Regulation requirements (Part L 2013 Baseline figures for carbon emissions) through passive and active demand reduction measures alone, with the London Plan requiring domestic developments to achieve at least a 10 percent improvement on Building Regulations from demand reduction measures and Non-domestic developments to achieve at least a 15 percent improvement on Building Regulations from demand reduction measures.
170. The applicant's energy statement notes that the orientation and massing of the building has been optimised within the site constraints and will provide passive design measures (including highly insulating building fabric, high airtightness envelope) and energy efficient services (energy-efficient ventilation systems, high efficiency lighting & controls, which are all to be incorporated).
171. The proposal would result in carbon savings of 13.2 tonnes per year which would equate to 15% savings above Building Regulations for the domestic element of the proposal and 1.1 tonnes per year for the non-domestic elements of the proposal (22%). Both of these savings would exceed the required levels as outlined within the London Plan for the 'be lean' stage.

### Be Clean (supply energy efficiently)

172. The next stage of the energy hierarchy is to consider review whether connection to an area wide heat network is available or if not then the provision of a single energy centre at the site. In 2013, the initial SELCHP District Heating network was agreed between Southwark Council and Veolia. Southwark Council have carried out studies that have highlighted the strategic value of the SELCHP facility as a source of low-carbon water heat in the area. The London Heat Map indicates a route for the extension to the SELCHP District Heat Network proposed to commence later this year will run adjacent to the site, therefore it is proposed that a connection will be made to this network.
173. The proposal would result in Carbon savings of 55.6 tonnes per year which would equate to 63% for the domestic element of the proposal and 0.6 tonnes per year (11%) for the non-domestic elements of the proposal at the be clean stage of the energy hierarchy.

### Be Green (Use low or carbon zero energy)

174. The final stage of the energy hierarchy is to incorporate renewable energy technology onsite to further reduce emissions towards the zero carbon target for the residential element. Photovoltaic panels will be provided to the roofs of each of the three blocks on the site and are part of the “biosolar” roof strategy.
175. The proposal would result in Carbon savings of 3.3 tonnes per year which would equate to 3% for the domestic element of the proposal and 1.2 tonnes per year (24%) for the non-domestic elements of the proposal at the be green stage of the energy hierarchy.

### Be Seen (Monitor and review)

176. As required by the London Plan 2021, under the ‘be seen’ section, there will be a requirement to monitor, verify and report on the energy performance in order to ensure that the agreed carbon savings are met following construction, a clause will be included within the unilateral undertaking requiring submission of details to monitor the energy performance.

### Overheating

177. Demand for active cooling has been minimised through passive design measures within the proposed building including effective glazing proportions, window orientation, and provision of external shading through balconies which has been analysed using qualitative overheating analyses within the submitted energy statement. Biosolar roofs, trees and balconies are all methods that have been incorporated to help reduce the amount of heat entering the building. In addition high efficiency facades and windows are being provided which have low U-values therefore reducing the rate of heat transfer from outside to in during the summer months.
178. Furthermore, all dwellings are to be provided with mechanical ventilation with heat recovery. In addition, all dwellings will have openable windows to assist with overheating mitigation and to provide purge ventilation as required.



Overall, the submitted details outline that the building has been effectively designed in order to sufficiently mitigate against overheating throughout the buildings on site.

## BREEAM

179. The applicants have provided a BREEAM pre-assessment with the application which notes that the proposal would achieve a score of 70.29%, which equates to an excellent rating (70% required as minimum), which exceeds the requirements set out in the Core Strategy for community buildings and would meet the requirements for new commercial buildings for the retail element of the proposal. A condition is recommended in order to provide post construction details ensuring that the excellent target is met on site.

## **Planning obligations (Unilateral Undertaking)**

180. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
181. 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
182. 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.

183.

Planning Obligation	Mitigation	Applicant Position
Affordable Housing:	All units to be secured as new Council homes (Social Rent)	Agreed
Wheelchair Housing	5 units within block B	Agreed
Carbon off-set/Energy Strategy	Submission of a finalised energy strategy detailing the carbon reduction measures to a minimum of 82% savings. This would result in a	Agreed

	maximum carbon off-set payment of £55,166	
S278 work: enter into a S278 agreement to complete the following works:	<ol style="list-style-type: none"> <li>1. Repave the footway including new kerbing fronting the development using materials in accordance to Soutwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs).</li> <li>2. Construct vehicle crossover at new location on Buller Close in accordance with SSDM standards.</li> <li>3. Reconstruct the redundant vehicular crossover fronting the development as footway in accordance with the SSDM standards.</li> <li>4. Submit a scheme for the provision of a raised pedestrian crossing at the bendy section of Buller Road for approval</li> <li>5. Provide access arrangements such as a dropped kerb construction to accommodate refuse collection from residential blocks.</li> <li>6. Promote all necessary Traffic Regulation Orders (TMOs) to amend waiting restrictions.</li> <li>7. Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.</li> <li>8. Review existing and proposed signage</li> </ol>	Agreed

	fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths.	
Parking restriction Permits	Restrict parking permits for all future occupiers.	Agreed
Car club provision	Provision of car club membership for future residents for 2 years.	Agreed
Tree replanting contribution.	Financial contribution of £128,734.00 as identified by the CAVAT valuation.	Agreed
Transport requirements	Submit a car parking scheme for the provision of 13(thirteen) car parking spaces consisting of 5(five) disabled bays, with 20% of the overall spaces equipped with active EVCP's while the remaining 80% is installed with passive EVCP's plus 200(two hundred) for approval.	Agreed
Travel Plan	Provision of a travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety.	Agreed
Construction phase jobs / skills and employment requirements	This development would be expected to deliver 18 sustained jobs to unemployed Southwark residents,	Agreed

18 short courses, and take on 4 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.

[As per: Section 106 Planning Obligations and Community Infrastructure Levy (CIL); Supplementary Planning Document (SPD); and the HCA employment densities guide].

The maximum Employment and Training Contribution is £86,100 (£77,400 against sustained jobs, £2,700 against short courses, and £6000 against construction industry apprenticeships).

An employment, skills and business support plan should be included in the S106 obligations. LET would expect this plan to include:

1. Methodology for delivering the following:
  - a. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies;
  - b. Pre-employment information advice and guidance;
  - c. Skills development, pre and post-employment;
  - d. Flexible financial support for training, personal protective

	<p>equipment, travel costs etc;</p> <p>e. On-going support in the workplace;</p> <p>f. Facilitation of wider benefits, including schools engagement, work experience etc.</p> <p>2. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations;</p> <p>3. A mechanism for delivery of apprenticeships to be offered in the construction of the development;</p> <p>4. Local supply chain activity - we would expect methodologies with KPIs agreed to:</p> <p>a. provide support to local SMEs to be fit to compete for supply chain opportunities;</p> <p>b. develop links between lead contractors, sub-contractors and local SMEs;</p> <p>c. work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.</p>	

184. In the event that an agreement has not been completed by *January 31<sup>st</sup> 2022*, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

185. In the absence of a signed Unilateral Undertaking there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

### **Mayoral and borough community infrastructure levy (CIL)**

186. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance, based on information provided by the applicant, the gross amount of CIL (pre-relief) for the residential elements only is approximately £1,038,354.54 consisting £513,879.54 of Mayoral CIL and £524,475.00 of Borough CIL. This will change when the demolition figure is verified. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. For instance, if the entire 83 units development is of social rented tenure, relief of 100% CIL can be claimed. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form (Form 2) and Relief Claim Form (Form 10) are submitted after planning approval has been obtained. No demolition must take place until social housing relief has been granted by the Council, otherwise the exemption is forfeited.

### **Other matters**

187. No other matters have been identified.

### **Community involvement and engagement**

188. The applicants have submitted a community engagement summary with the application as well as providing further information of the community consultation that has been undertaken prior to the submission of the planning application within the Design and Access Statement.
189. The submitted information outlines the extensive level of community engagement that has been undertaken, beginning with an initial concept in July 2018 with the initial meeting being attended by Southwark Group of Tenants Organisation, Bells Gardens Estate TRA and the Lindley Estate TRA.
190. It goes on to outline that further consultation meetings were held, with a resident drop in on 13th February 2019 which was attended by 14 local residents which was followed by a series of 6 project board meetings between

17<sup>th</sup> April 2019 and 10<sup>th</sup> of June 2020. These groups were attended by the project team and the 8 project group members and residents advisor.

191. A second community Consultation Drop was also arranged for the 14<sup>th</sup> March 2020 and was attended by 16 local residents and a landscape workshop on 26<sup>th</sup> August 2020. An online Public Community Consultation was also undertaken from 13<sup>th</sup> November - 4th January 2021 which resulted in 11 responses to the questionnaire.
192. The engagement summary also outlines the various meetings undertaken with Councillors and Council officers including a pre-application meeting with officers on 7<sup>th</sup> May 2020.
193. The submitted engagement summary demonstrates that significant public consultation and engagement had taken place throughout the development of the proposals for the site. Following consultation responses received through the planning application process the applicants have made a number of alterations to the proposal to reduce the scale and alter the tenure of the proposal to contain 100% council homes.

### **Consultation responses from external and statutory consultees**

194. MET police – Raised no objections, however they outline that the proposal should seek to meet the secure by design standards.

Officer comment: A condition is recommended for the applicants to provide details of the security measures to be included within the development showing how it would seek to achieve secure by design standards.

195. Environment Agency – Raised no objections to the proposal.
196. Sport England – No comments on the application.
197. London Fire & Emergency Planning Authority - No objections.
198. Thames Water – No objections raised.

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

199. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
200. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
201. 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:

The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

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

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.

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

203. An outreach team on behalf of The New Homes Development (NHD) Team called residents of Bells Gardens between July and September. They spoke to 233 residents who raised a number of issues:

Issue	Response from NHD Team
Lack of parking, loss of trees and open space	The linear park would provide open space while there would be parking for five blue badge holders and eight spaces for users of the community centre
Overcrowding in own homes and on the estate	At least 50% of the new home would offered to local tenants in housing need addressing some of the overcrowding
Lack of space for younger children	The playground would be replaced and the New MUGA along with the Game and Active Play Area
MUGA availability during construction	There would be a time during construction that a MUGA is not available, the development team will discuss alternative facilities once a construction programme is clearer.
Existing issues on the estate- pests, repairs, anti-social behaviour	The NHD Team have followed these matters up with colleagues in the council
Broader estate improvements	The NHD Team will continue discussions on estate improvements



204. The applicants have provided an Equalities Impact Assessment which looks at the impacts from the development on those using Bells Gardens Community Centre, the 2 play areas, those who use the open space in the centre of the estate, and residents of the blocks and homes on the boundary of the site. It also looks at the potential impacts from the development on a temporary basis as a result of construction works. The applicants have also provided a MUGA usage report which surveys the use of the MUGA over a 12 day period, which included visual observation of the MUGA area between 10:00 and 20:00 during the school summer holidays between Friday 6th and Tuesday 17th August 2021.
205. The key users that will be impacted by this application are as follows:  
 Community Centre tenants  
 Community Centre users  
 Multi Use Games area users  
 Play Space users  
 Neighbours who live and overlook the site  
 Future occupiers of the site
- Age:
206. Officers undertook visits to the site and distributed questionnaires to a local youth group, users of the MUGA as well as providing questionnaires to local residents. Officers also visited the MUGA to discuss with users on 1<sup>st</sup> July 2019 and during the school holidays between 26<sup>th</sup> and 31<sup>st</sup> July 2019.
207. In the survey carried out by LBS Direct Delivery team, 18% of MUGA users were under 16, with a further 9% under 16-24 years old. A total of 17% of MUGA users were under 25 year of age. Up to 14 children were observed using the MUGA during the summer months. Mothers and toddlers and parents and children use the MUGA before 6pm. Teenagers use the playground daily, although there is no apparatus for them to use. None of the MUGA users surveyed were over 65 years old.
208. There is no data on the age of the Community Centre users. A list of groups that use the Community Centre from 2018 identify some groups that provide services focused on the needs of younger and older users.  
 The groups providing services for young people are:  
 Southwark Youth Services Fast Forward  
 Cubs and Scouts Youth Group  
 II Childs  
 KIDS Southwark  
 Family Action Building Bridges  
 St Francis RC primary school  
 Launch It is a business start-up organisation that works with young people to develop start-up companies. Launch It have a lease on part of the Bells Gardens Community Centre.  
 The groups providing services for older people are:  
 SGTO – as there are a disproportionate amount of elderly tenants in social rented tenants compared to other tenures.

209. The size of the flats should give an indication of the number of families and smaller households on the estate. 75% of the 1001 homes on Bells Gardens Estate are 2 bedroom homes and larger. For this amount of family sized accommodation it is likely that there is a significant number of children and young people living on the estate.
210. The MUGA survey outlines that there were a number of young people who used the facility with 94 children aged 0-6, 160 children aged 6-11, 87 children aged 11-16 and the remaining 191 users aged 16+.
211. The existing site contains approximately 1,181sqm of play space for use for the surrounding residents and community. The proposed scheme would provide a provision of 1,575sqm of new and improved play space. And as such there would be an uplift of 394sq m of new play space. The existing MUGA provides approximately 939sqm of space with the proposal providing a new MUGA that would be 322sqm. An active games area which would include facilities for skateboarding/climbing and scooters would also be provided which would be approximately 330sqm of space.
212. Overall there would be an uplift of playspace on the site as a whole which would also provide new and improved playspace for both the existing and proposed residents within the site. It is acknowledged that the MUGA proposed on site would see a reduction in size, other options for older children's play would also be provided on site to provide additional facilities for older children's playspace which would in part off-set this loss.
213. The existing community facility provides 476sqm of floorspace with the new community centre proposed on site providing 465sqm on site which largely re-provides the existing facility in terms of overall space. Given the new facility would be purpose built, it would provide an overall better quality of community use and would not result in significant impacts on the equalities of these users of the site in terms of this protected characteristic group.

#### Gender reassignment:

214. From the survey results undertaken, none of MUGA users or user groups for the community centre identified as transgender or provide services specifically for transgender clients. There is no data on the transgender population of the Bells Gardens Estate. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

#### Marriage and civil partnership

215. There is no data on the marriage and civil partnership status of the MUGA and play space users or from the users of the community group. There is limited estate based data on the marriage and civil partnership status of the head of households. The information collected shows less than a third of head of households are married. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-

provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

#### Pregnancy and Maternity

216. From the submitted Equalities Impact Assessment, there was no data on the pregnancy and maternity status of the residents, MUGA and play space users. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

#### Ethnicity

217. The July 2019 survey report notes that the characteristics of MUGA users are comparable to the ward profile. The ward profile for ethnicity from the 2011 census, compared to Southwark is below:

<b>Ethnic Group</b>	<b>Peckham</b>	<b>Southwark</b>	<b>London</b>
<b>White</b>	29%	54%	60%
<b>Mixed</b>	7%	6%	5%
<b>Asian</b>	9%	9%	19%
<b>Black</b>	50%	27%	13%
<b>Other</b>	4%	4%	3%

218. The MUGA use survey also outlines that over the survey period of 12 days there were 532 users of the MUGA with the majority of users (414) of this being from BAME groups. As noted, a new replacement MUGA would be provided, albeit as a smaller facility. However, the majority of users of MUGA were not undertaking sporting activities (318), and the new improved MUGA space would provide a high quality facility to allow for ball game activities. Given that the remainder of the site would be re-landscaped to provide a number of new high quality spaces which would allow for residents to meet, including new seating areas.

219. Bells Gardens Community Centre

220. The groups providing services for particular racial and ethnic groups are:  
•Ivoriens Unis UK

221. The proposal would include the replacement of all of the community facilities and improvements to outdoor spaces including playspace and games areas, as well as the provision of new council homes within the site.

#### Religion and Belief:

222. There was no data on the faith of MUGA users. Faith groups using the Community Centre to meet are:  
Apostolic Church  
CAC Foundation of Life Church

Higher Ground Church  
St Francis RC Primary School

223. A new facility would be provided which would enable these faith groups to continue operating on site in the long term once the re-development of the site is complete. Furthermore, Block C can be built first to deliver the new community centre before demolishing the existing. Block A and B would be delivered in Phase 2, ensuring continuity of the community centre on site.

Sex:

224. There was no data on the sex of MUGA Users and there was no data on the sex of Community Centre Users. It is noted that 59% of head of households on Bells Gardens Estate are females and 41% are male.
225. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Sexual Orientation:

226. There was no data on the sexual orientation of the MUGA users or the Bells Gardens Community Centre users provided from the surveys. Data on the head of households on Bells Gardens Estate shows the majority are heterosexual.
227. Given that the proposal would re-provide key community facilities within a new purpose built community centre and re-provide children's play space with additional facilities, it is not considered that the proposal would have any significant impacts on the users of the site within this protected characteristic group.

Conclusions on equal opportunities impacts:

228. Overall there would be an uplift of playspace on the site as a whole which would also provide new and improved playspace for both the existing and proposed residents within the site. It is acknowledged that the MUGA proposed on site would see a reduction in size, other options for older children's play would also be provided on site to provide additional facilities for older children's playspace which would in part off-set this loss.
229. The existing community facility provides 476sqm of floorspace with the new community centre proposed on site providing 465sqm on site which largely re-provides the existing facility in terms of overall space. Given the new facility would be purpose built, it would provide an overall better quality of community use and would not result in significant impacts on the equalities of the users of the site in terms of their protected characteristics. Furthermore, the proposal would provide 83 new council homes for local residents providing new high quality affordable accommodation for the local residents, including those with protected characteristics. Lack of access to affordable housing has

a disproportionate impact on BAME groups. The proposal would thus result in a significant equalities impact on the local residents and indeed would provide a number of benefits to residents within the area.

### Human rights implications

230. 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.
231. This application has the legitimate aim of re-providing a new community centre as well as playspace and MUGA, as well of providing 97 new homes of which 65 would be new Council homes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### Positive and proactive statement

232. 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.
233. 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.
234. **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

235. The proposal would provide for 83 new council homes as well as a new purpose built community centre and significant playspace and landscaping improvements to the site to provide a significant benefit to the area.
236. The scale, massing and design of the proposal are in-keeping with the surrounding area and would not lead to an unacceptable impact on the surrounding resident's amenity or the surrounding transport network.
237. The proposal would mitigate the loss of trees and habitats through an extensive replanting programme that would provide new trees on site as well and new habitats within the site which would provide biodiversity net gain and an uplift in the urban greening factor.
238. The proposal would provide new playspace, landscaping and amenity space, improving the quality of the existing spaces to create and inviting and high quality estate amenity area for the existing surrounding residents and future residents within the site.
239. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a Unilateral Undertaking.

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2389-160 Application file: 21/AP/1077 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

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth
<b>Report Author</b>	Alexander Cameron, Team Leader

<b>Version</b>	Final	
<b>Dated</b>		
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		21 October 2021

## Appendix 1: Recommendation

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Miss Danielle Patten Southwark Council	<b>Reg. Number</b>	21/AP/1077
<b>Application Type</b>	Local Authority Development		
<b>Recommendation</b>	GRANT subject to Legal Agreement	<b>Case Number</b>	2389-160

### Draft of Decision Notice

#### Grant subject to Legal Agreement for the following development:

Demolition of existing community centre and the construction of three new buildings consisting of a 7 stories, 6 stories and 5 stories to provide a retail unit fronting onto Commercial Way, and provision of 83 new Council homes, alongside the provision of the existing community facilities on the site as well as new landscaped areas including MUGA and playspace.

Bells Gardens Community Centre 19 Buller Close London Southwark

#### In accordance with application received on 25 March 2021 and Applicant's Drawing Nos.:

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

- A772-WWP-BG-ZZ-M2-A-00050 - PROPOSED SITE PLAN BELLS + LINDLEY REV1
- A772-WWP-BG-00-M2-A-00051- PROPOSED SITE PLAN REV 2
- A772-WWP-BG A-00-M2-A-10020 - BLOCK A GROUND FLOOR REV 1
- A772-WWP-BG A-01-M2-A-10021 - BLOCK A FIRST FLOOR REV 1
- A772-WWP-BG A-02-M2-A-10022 - BLOCK A SECOND FLOOR REV 1
- A772-WW-BG A-03-M2-A-10023 - BLOCK A THIRD FLOOR REV 1
- A772-WWPBG A-04-M2-A-10024 - BLOCK A FOURTH FLOOR REV 1



A772-WWP-BG A-05-M2-A-10025 - BLOCK A FIFTH FLOOR REV 1  
 A772-WWP-BG A-06-M2-A-10026 - BLOCK A SIXTH FLOOR REV 1  
 A772-WWP-BG A-07-M2-A-10027- BLOCK A ROOF PLAN REV 1  
 A772-WWPBG A-ZZ-M2-A-20020 BLOCK A NORTH ELEVATION REV 1  
 A772-WWP-BG A-ZZ-M2-A-20021 BLOCK A SOUTH ELEVATION REV 1  
 A772-WWP-BG A-ZZ-M2-A-20022 - BLOCK A EAST ELEVATION REV 2  
 A772-WWP-BG A-ZZ-M2-A-20023 - BLOCK A WEST ELEVATION REV 1  
 A772-WWP-BG B-00-M2-A-10040 - BLOCK B GROUND FLOOR REV 1  
 A772-WWP-BG B-01-M2-A-10041 - BLOCK B FIRST FLOOR REV 1  
 A772-WWP-BG B-02-M2-A-10042 - BLOCK B SECOND FLOOR REV 1  
 A772-WWP-BG B-03-M2-A-10043 - BLOCK B THIRD FLOOR REV 1  
 A772-WWP-BG B-04-M2-A-10044 - BLOCK B FOURTH FLOOR REV 1  
 A772-WWP-BG B-05-M2-A-10045 - BLOCK B FIFTH FLOOR REV 1  
 A772-WWP-BG B-06-M2-A-10046 - BLOCK B ROOF PLAN REV 1  
 A772-WWP-BG B-ZZ-M2-A-20040 - BLOCK B NORTH ELEVATION REV 1  
 A772-WWP-BG B-ZZ-M2-A-20041 - BLOCK B SOUTH ELEVATION REV 1  
 A772-WWP-BG B-ZZ-M2-A-20042 - BLOCK B EAST ELEVATION REV 1  
 A772-WWP-BG B-ZZ-M2-A-20043 - BLOCK B WEST ELEVATION REV 1  
 A772-WWP-BG C-00-M2-A-10060 - BLOCK C GROUND FLOOR REV 1  
 A772-WWP-BG C-01-M2-A-10061 - BLOCK C FIRST FLOOR REV 1  
 A772-WWP-BG C-02-M2-A-10062 - BLOCK C SECOND FLOOR REV 1  
 A772-WWP-BG C-03-M2-A-10063 - BLOCK C THIRD FLOOR REV 1  
 A772-WWP-BG C-04-M2-A-10064 - BLOCK C FOURTH FLOOR REV 1  
 A772-WWP-BG C-05-M2-A-10065 - BLOCK C ROOF PLAN REV 1  
 A772-WWP-BG C-ZZ-M2-A-20060 - BLOCK C NORTH ELEVATION  
 A772-WWP-BG C-ZZ-M2-A-20061 - BLOCK C SOUTH ELEVATION  
 A772-WWP-BG C-ZZ-M2-A-20062 - BLOCK C EAST ELEVATION  
 A772-WWP-BG C-ZZ-M2-A-20063 - BLOCK C WEST ELEVATION  
 234\_P\_100 - LANDSCAPE MASTERPLAN REV A  
 234\_P\_101 - URBAN GREENING FACTOR  
 234\_P\_200 LANDSCAPE GENERAL ARRANGEMENT 1 OF 4 REV A  
 234\_P\_201 LANDSCAPE GENERAL ARRANGEMENT 2 OF 4 REV A  
 234\_P\_202 LANDSCAPE GENERAL ARRANGEMENT 3 OF 4 REV A  
 234-104 - LANDSCAPE LAYOUT: GA PLAN 04  
 234\_P\_300 LANDSCAPE SECTION AA - BELLS REV A  
 234\_P\_301 LANDSCAPE SECTION BB - LINEAR REV A  
 234\_P\_302 LANDSCAPE SECTION CC - CAR PARK REV A  
 234\_P\_303 LANDSCAPE SECTION DD REV A  
 234\_P\_304 LANDSCAPE SECTION EE - NEW REV A  
 A772-WWP-BG-ZZ-M2-A-00050 - PROPOSED SITE PLAN BELLS + LINDLEY REV1  
 A772-WWP-BG-ZZ-M2-A-20000 - SITE NORTH AND SOUTH REV 1  
 A772-WWP-BG-ZZ-M2-A-20001 - SITE EAST AND WEST ELEVATION REV 2  
 A772-WWP-BG-ZZ-M2-A-25000 - SITE LONG SECTIONS REV 1  
 A772-WWP-BG-ZZ-M2-A-25001 - SITE SHORT SECTIONS REV 1

Reason:

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

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3. Prior to the commencement of any development except for demolition
- a) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

of the Core Strategy (2011) and the National Planning Policy Framework 2021."

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

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

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

#### Reason

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

Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

Reason:

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

6. Prior to the commencement of development except for demolition a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

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

Permission is subject to the following Grade Condition(s)

- 7 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, childrens playspace details, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

## Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

## 8. GREEN ROOFS FOR BIODIVERSITY

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

- \* biodiversity based with extensive substrate base (depth 80-150mm);
- \* laid out in accordance with agreed plans; and
- \* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 ( Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007).

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

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a

Landscape and Habitat Management Plan, in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007).

10. Prior to any above grade works hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.28 (Biodiversity) of the Southwark Plan (2007)..

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007).

12. 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).

13. 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 at least 40(forty) spaces affixed to 20(twenty) Sheffield cycle racks including 1 cargo and 2 disabled cycle spaces, 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).

14. Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed excellent standard as outlined within the submitted BREEAM pre-assessment ref:4247-6-2-BRE Rev B, dated December 2020, have been met.

Reason

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of The Core Strategy (2011); and Saved Policies 3.3 (Sustainability) and 3.4 (Energy Efficiency) of the Southwark Plan (2007).



15. Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2021; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

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

16. Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and; Saved Policies 3.1 (Environmental Effects) and 5.2 (Transport Impacts) of the Southwark Plan (2007).

17. Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Access to and use of building standard:

M4(3a)

Dwelling unit reference numbers: Units A00.01, A00.02, B00.02, B00.03, B00.04.

\*M4(2):

Dwelling unit reference numbers: All other units

Reason:

To ensure the development complies with: Chapters 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D7 (Accessible housing) of the London Plan (2021), and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy (2011).

18. Before the first occupation of the development hereby permitted begins, details of the arrangements for the waste management strategy 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); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Plan (2007).

Permission is subject to the following Compliance Condition(s)

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

Reason:

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

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

purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

#### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan (2007).

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

Bedrooms - 30dB LAeq, T\* and 45dB LAFmax

Living rooms - 30dB LAeq, T\*\*

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

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

#### Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan (2007).

22. The use hereby permitted for the community centre purposes shall not be carried on outside of the hours of:

07:00 to 22:00 on Monday to Saturdays and;

08:00 to 20:00 on Sundays and Bank Holidays.

The use hereby permitted for retail purposes shall not be carried on outside of the hours of:

07:00 to 23:00 on Monday to Saturdays and;

07:00 to 22:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenity of neighbours 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).

23. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Safety Strategy Report 210251-RT-01-I02, prepared by Trigon dated 18/09/2021 unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

24. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. 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 equivalent stem girth and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

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

## 25 Arboricultural Site Supervision

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

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

Reason:

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

## Appendix 2: Planning Policies

### **National Policy**

National Planning Policy Framework (NPPF) 2019 sets out the Government's planning policies for England and how they will be applied in terms of securing sustainable development. The NPPF is underpinned by a presumption in favour of sustainable development.

The Sections considered relevant to the proposal are set out as follows;

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

The NPPF highlights that good design is an integral part of sustainable development. New proposals should reflect this requirement for good design, as set out national, regional and local policy. The guidance further outlines that good design seeks to create places, buildings and spaces which work well for everyone and adapt to the needs of future generations.

### **The Technical Housing Standards**

The Technical Housing Standards came into effect from 1 October 2015, after which all local planning policies relating to accessibility, internal space standards, water and energy efficiency must be in conformity with the equivalent new national standards.

### **The New London Plan**

The London Plan policies considered relevant to the proposals are set out below;

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering good design
- D5 inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H7 Monitoring affordable housing

H 10 Housing size mix  
 H11 Build to rent  
 S4 Play and informal recreation  
 S5 Sports and recreation facilities  
 G1 Green infrastructure  
 G5 Urban greening  
 G7 Trees and woodlands  
 SI 1 Improving air quality  
 SI 2 Minimising greenhouse gas emissions  
 SI 4 Managing heat risk  
 SI 7 Waste capacity and supporting the circular economy  
 T2 Healthy streets  
 T4 Assessing and mitigating transport impacts  
 T5 Cycling  
 T6 Car parking  
 T6 1 Residential parking  
 T7 Deliveries, servicing and construction

### **Mayoral Supplementary Planning Guidance**

Accessible London: Achieving an inclusive environment (2014)  
 Affordable housing and viability SPG  
 Housing SPG (2016)  
 Sustainable design and construction (2014)  
 Planning for equality and diversity (2007)  
 The Mayor's Transport Strategy (2018)  
 Climate change and energy strategy (2011)  
 Shaping neighbourhoods: Play and informal recreation (2012)  
 Shaping neighbourhoods: Character and context (2014)  
 Use of Planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (2013)

### **Core Strategy 2011**

Southwark's Core Strategy sets out the overall vision and strategic objectives for the borough.

Strategic Policy 1 Sustainable development  
 Strategic Policy 2 Sustainable transport  
 Strategic Policy 5 Providing new homes  
 Strategic Policy 6 Homes for people on different incomes  
 Strategic Policy 7 Family homes  
 Strategic Policy 12 Design and Conservation  
 Strategic Policy 13 High Environmental standards  
 Strategic Policy 14 Implementation and delivery

### **Southwark Plan 2007**

The relevant saved policies of the Southwark Plan are.  
 Policy 2.5 Planning obligations  
 Policy 3.1 Environmental effects

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 of accommodation  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites  
 Policy 4.2 Quality of residential accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 4.4 Affordable housing  
 Policy 4.5 Wheelchair affordable housing  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and Cycling  
 Policy 5.6 Car parking  
 Policy 5.7 Parking standards for disabled people

### **Southwark Supplementary Planning Documents**

The relevant supplementary planning guidance and documents to this proposal are:  
 Residential Design Standards SPD (2011)  
 Section 106 Planning obligations and Community infrastructure levy SPD (2015)  
 2015 Technical update to the residential design standards (2011)  
 Draft Affordable Housing SPD (2011)  
 Sustainable transport SPD 2010  
 Sustainability assessments SPD 2009  
 Sustainable design and construction SPD 2009  
 Peckham and Nunhead Action Area Plan 2014

### **Emerging Policy**

#### **New Southwark Plan 2021**

#### **Strategic Policies**

SP 1 Quality affordable homes  
 SP 2 Social regeneration to revitalise neighbourhoods  
 SP 6 Cleaner, greener, safer

#### **DM Policies**

SP 1 Quality affordable homes  
 SP2 Regeneration that works for all  
 SP5 Healthy, active lives  
 SP6 Cleaner, greener, safer  
 P1 Social rented and intermediate housing  
 P2 New family homes  
 P7 Wheelchair accessible and adaptable housing  
 P12 Design of places



P13 Design quality  
P14 Residential design  
P15 Designing out crime  
P17 Efficient use of land  
P44 Healthy developments  
P46 Community uses  
P48 Public transport  
P49 Highway impacts  
P50 Walking  
P52 Cycling  
P53 Car Parking  
P54 Parking standards for disable people and mobility impaired people  
P55 Protection of amenity  
P59 Biodiversity  
P60 Trees  
P64 Improving air quality  
P65 Reducing noise pollution and enhancing soundscapes  
P66 Reducing water use  
P68 Sustainability standards  
P69 Energy  
IP 3 Community infrastructure levy (CIL) and Section 106 Planning Obligations

### **Appendix 3: Relevant planning history**

20/EQ/0083 - Pre Application: Redevelopment of the Bells Garden Community Centre and the Landscaping around it, to provide 97 new homes, 65 for social rent and 32 for private sale. The development will also include a new community centre, new multi-use games area, play space and new landscaping.

21/AP/0106 - Request for a Screening Opinion (EIA) for the development of two sites:

Site 1 - Bells Gardens would comprise the redevelopment of the existing community facility building and surrounding land to provide a group of 3 separate buildings comprising 97 residential units together with a Commercial Unit: 41.32sqm and a Community Centre: 486.92sqm.

Site 2 - Lindley Estate would comprise the redevelopment of the existing two storey block and surrounding area to provide a 6 storey building containing a total of 44 residential units.

## Appendix 4: Consultation undertaken

**Site notice date:** 27/04/2021

**Press notice date:** 29/04/2021

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

**Neighbour consultation letters sent:** 23/09/2021

### Internal services consulted

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Community Infrastructure Levy Team

Transport Policy

Urban Forester

Waste Management

### Statutory and non-statutory organisations

Sport England

Environment Agency

London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing Out crime)

Thames Water

### Neighbour and local groups consulted:

Flat 89 Wakefield House Goldsmith  
Road

Flat 76 Wakefield House Goldsmith  
Road

68 Wilmot Close London Southwark  
 72 Peckham Hill Street London Southwark  
 Flat 41 Wakefield House Goldsmith Road  
 Flat 37 Wakefield House Goldsmith Road  
 28 Neville Close London Southwark  
 Flat 21 Primrose House Peckham Hill Street  
 Flat 17 Primrose House Peckham Hill Street  
 12 Leontine Close London Southwark  
 1 Leontine Close London Southwark  
 107 Leontine Close London Southwark  
 87 Leontine Close London Southwark  
 20A Holbeck Row London Southwark  
 77 Leontine Close London Southwark  
 74 Leontine Close London Southwark  
 61 Leontine Close London Southwark  
 Flat 49 Sidmouth House Lindley Estate Commercial Way  
 Flat 42 Sidmouth House Lindley Estate Commercial Way  
 Flat 31 Sidmouth House Lindley Estate Commercial Way  
 Flat 23 Sidmouth House Lindley Estate Commercial Way  
 Flat 19 Sidmouth House Lindley Estate Commercial Way  
 33 Leontine Close London Southwark  
 80A Peckham Hill Street London Southwark  
 Ground Floor And First Floor Flat 60 Peckham Hill Street London  
 Flat 2 Ferial Court 78 Furley Road  
 Flat 4 Lindley House Lindley Estate Peckham Park Road  
 Flat 5 Collinson House Lindley Estate Peckham Park Road  
 Flat 2 Henslow House Lindley Estate Peckham Park Road  
 124A Peckham Park Road London Southwark  
 122A Peckham Park Road London Southwark  
 Flat B Sidmouth House Lindley Estate Commercial Way  
 Flat 3 58 Peckham Hill Street London  
 Flat 10 Primrose House Peckham Hill Street  
 Flat 2 58 Peckham Hill Street London  
 67B Fenham Road London Southwark  
 Ground Floor Flat 70 Furley Road London  
 104D Peckham Hill Street London Southwark  
 First Floor And Second Floor Flat 72 Marmont Road London  
 80B Peckham Hill Street London Southwark  
 62 Peckham Hill Street London Southwark  
 1 Inforum Mews London Southwark  
 Flat 7 58 Peckham Hill Street London  
 Flat B 58B Peckham Hill Street London  
 Flat A 58B Peckham Hill Street London  
 82A Peckham Hill Street London Southwark  
 Flat 7 Ferial Court 78 Furley Road  
 18 Holbeck Row London Southwark  
 173 Commercial Way London Southwark

218 Commercial Way London Southwark  
Flat 38 Angelina House Goldsmith Road  
Flat 37 Angelina House Goldsmith Road  
Flat 30 Angelina House Goldsmith Road  
Flat 20 Angelina House Goldsmith Road  
Flat 19 Angelina House Goldsmith Road  
Flat 11 Angelina House Goldsmith Road  
27 Neville Close London Southwark  
13 Neville Close London Southwark  
1 Neville Close London Southwark  
44B Marmont Road London Southwark  
28B Marmont Road London Southwark  
52 Marmont Road London Southwark  
Flat 14 Bunbury House Fenham Road  
Flat 13 Bunbury House Fenham Road  
7 Leontine Close London Southwark  
29 Leontine Close London Southwark  
26 Leontine Close London Southwark  
20 Leontine Close London Southwark  
116 Leontine Close London Southwark  
106 Leontine Close London Southwark  
79 Leontine Close London Southwark  
52 Leontine Close London Southwark  
25 Lympstone Gardens London Southwark  
67 Lympstone Gardens London Southwark  
73 Fenham Road London Southwark  
Flat 22 Sidmouth House Lindley Estate Commercial Way  
Flat 13 Sidmouth House Lindley Estate Commercial Way

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Flat 1 Sidmouth House Lindley Estate Commercial Way  
Flat 6 58 Peckham Hill Street London  
Flat 68 Wakefield House Goldsmith Road  
40 Neville Close London Southwark  
21 Leontine Close London Southwark  
Flat 31 Wakefield House Goldsmith Road  
56 Neville Close London Southwark  
35 Wentworth Crescent London Southwark  
Flat 33 Sidmouth House Lindley Estate Commercial Way  
50 Hastings Close London Southwark  
Flat 6 Angelina House Goldsmith Road  
Flat 15 Angelina House Goldsmith Road  
Flat 1 Richland House Goldsmith Road  
Flat 1 Honeywood House Goldsmith Road  
Top Flat 68 Marmont Road London  
7 Sister Mabels Way London Southwark  
36 Furley Road London Southwark  
8 Leontine Close London Southwark  
42 Leontine Close London Southwark  
16 Leontine Close London Southwark  
171 Commercial Way London Southwark  
165 Commercial Way London Southwark  
Tenants Hall 19 Buller Close London  
Flat 4 Ferial Court 78 Furley Road  
Flat 1 100 Peckham Hill Street London  
55 Lympstone Gardens London Southwark  
Flat 1 Ferial Court 78 Furley Road

First Floor Flat 70 Furley Road London	20 Furley Road London Southwark
5 Wentworth Crescent London Southwark	48 Marmont Road London Southwark
122B Peckham Park Road London Southwark	8 Wentworth Crescent London Southwark
55 Wentworth Crescent London Southwark	4 Furley Road London Southwark
52 Wentworth Crescent London Southwark	44 Furley Road London Southwark
145 Peckham Hill Street London Southwark	26 Furley Road London Southwark
Ground Floor Flat 72 Furley Road London	54 Marmont Road London Southwark
Second Floor Flat 72 Furley Road London	Day Nursery Peckham Park Road London
Rear Of 52 New Church Road London	86B Peckham Hill Street London Southwark
86A Peckham Hill Street London Southwark	Flat 13 Henslow House Lindley Estate Peckham Park Road
Flat 53 Wakefield House Goldsmith Road	Flat 11 Henslow House Lindley Estate Peckham Park Road
Flat 2 Wakefield House Goldsmith Road	Flat 5 Henslow House Lindley Estate Peckham Park Road
Flat 38 Wakefield House Goldsmith Road	Flat 3 Henslow House Lindley Estate Peckham Park Road
Flat 22 Primrose House Peckham Hill Street	Flat 10 Henslow House Lindley Estate Peckham Park Road
102D Peckham Hill Street London Southwark	50 Peckham Hill Street London Southwark
Ground Floor Flat 64 Furley Road London	40 Radnor Road London Southwark
Flat 11 Rudbeck House Lindley Estate Radnor Road	Flat 46 Edwin House Wentworth Crescent
Flat 18 Lindley House Lindley Estate Peckham Park Road	27 Hastings Close London Southwark
Flat 21 Collinson House Lindley Estate Peckham Park Road	Flat 15 Lindley House Lindley Estate Peckham Park Road
3 Inforum Mews London Southwark	59 Wentworth Crescent London Southwark
70 Marmont Road London Southwark	9 Neville Close London Southwark
	Flat 9 Collinson House Lindley Estate Peckham Park Road
	Flat 32 Rudbeck House Lindley Estate Radnor Road

96 Neville Close London Southwark

29 Wentworth Crescent London Southwark

Flat 15 Henslow House Lindley Estate Peckham Park Road

Ground Floor Flat 56 Marmont Road London

12 Marmont Road London Southwark

60 Furley Road London Southwark

2 Sister Mabels Way London Southwark

2 Inforum Mews London Southwark

Flat 18 Honeywood House Goldsmith Road

Flat 34 Jarvis House Goldsmith Road

Flat 13 Jarvis House Goldsmith Road

58 Leontine Close London Southwark

Flat 6 Sidmouth House Lindley Estate Commercial Way

Flat 8 Edwin House Wentworth Crescent

Flat 23 Edwin House Wentworth Crescent

Flat 29 Lindley House Lindley Estate Peckham Park Road

Flat 17 Jarvis House Goldsmith Road

13 Wilmot Close London Southwark

Flat 63 Edwin House Wentworth Crescent

4 Wentworth Crescent London Southwark

44 Hastings Close London Southwark

29 Hastings Close London Southwark

56 Wentworth Crescent London Southwark

22 Wentworth Crescent London Southwark

65 Neville Close London Southwark

101 Neville Close London Southwark

58 Marmont Road London Southwark

15 Leontine Close London Southwark

93 Leontine Close London Southwark

39 Leontine Close London Southwark

Flat 43 Sidmouth House Lindley Estate Commercial Way

Flat 2 Sidmouth House Lindley Estate Commercial Way

Flat C 58B Peckham Hill Street London

Flat 10 Edwin House Wentworth Crescent

Flat 34 Sidmouth House Lindley Estate Commercial Way

10 Furley Road London Southwark

78 Peckham Hill Street London Southwark

58 Furley Road London Southwark

70 Neville Close London Southwark

17 Hastings Close London Southwark

Flat 23 Angelina House Goldsmith Road

64 Marmont Road London Southwark

43 Wilmot Close London Southwark

84 Neville Close London Southwark

18 Neville Close London Southwark

Flat 17 Bunbury House Fenham Road

112 Leontine Close London Southwark

228 Commercial Way London Southwark

Flat 5 Lindley House Lindley Estate Peckham Park Road

Flat 17 Lindley House Lindley Estate Peckham Park Road

41 Wentworth Crescent London Southwark

99 Neville Close London Southwark

76 Neville Close London Southwark	13 Buller Close London Southwark
11 Neville Close London Southwark	38 Wilmot Close London Southwark
48B Peckham Hill Street London Southwark	3 Wilmot Close London Southwark
57 Hastings Close London Southwark	29 Wilmot Close London Southwark
69A Fenham Road London Southwark	19 Wilmot Close London Southwark
Flat 15 Richland House Goldsmith Road	Flat 50 Edwin House Wentworth Crescent
Flat 35 Jarvis House Goldsmith Road	Flat 43 Edwin House Wentworth Crescent
Flat 22 Jarvis House Goldsmith Road	Flat 36 Edwin House Wentworth Crescent
Flat 91 Wakefield House Goldsmith Road	Flat 18 Edwin House Wentworth Crescent
Flat 90 Wakefield House Goldsmith Road	48 Furley Road London Southwark
Flat 75 Wakefield House Goldsmith Road	34 Furley Road London Southwark
Flat 55 Wakefield House Goldsmith Road	7 Wentworth Crescent London Southwark
Flat 28 Wakefield House Goldsmith Road	57 Wentworth Crescent London Southwark
Flat 8 Primrose House Peckham Hill Street	51 Wentworth Crescent London Southwark
Flat 20 Primrose House Peckham Hill Street	50 Wentworth Crescent London Southwark
Flat 19 Primrose House Peckham Hill Street	43 Wentworth Crescent London Southwark
Flat 11 Primrose House Peckham Hill Street	59 Wilmot Close London Southwark
163 Peckham Hill Street London Southwark	58 Wilmot Close London Southwark
9 Buller Close London Southwark	53 Wilmot Close London Southwark
7 Buller Close London Southwark	40 Hastings Close London Southwark
Flat 1 108 Peckham Hill Street London	38 Hastings Close London Southwark
48 Neville Close London Southwark	37 Hastings Close London Southwark
26 Neville Close London Southwark	33 Hastings Close London Southwark
Flat 55 Edwin House Wentworth Crescent	25 Hastings Close London Southwark
	23 Hastings Close London Southwark
	22 Hastings Close London Southwark



66B Furley Road London Southwark  
40B Furley Road London Southwark  
19 Wentworth Crescent London Southwark  
95 Neville Close London Southwark  
Flat 26 Angelina House Goldsmith Road  
57 Neville Close London Southwark  
Flat 53 Edwin House Wentworth Crescent  
Flat 45 Edwin House Wentworth Crescent  
Flat 33 Edwin House Wentworth Crescent  
Flat 26 Edwin House Wentworth Crescent  
Flat 3 Angelina House Goldsmith Road  
20 Hastings Close London Southwark  
30A Marmont Road London Southwark  
10 Buller Close London Southwark  
42 Wilmot Close London Southwark  
37 Wilmot Close London Southwark  
Flat 10 Jarvis House Goldsmith Road  
Flat 54 Wakefield House Goldsmith Road  
65 Wilmot Close London Southwark  
Flat 46 Wakefield House Goldsmith Road  
Flat 39 Wakefield House Goldsmith Road  
Flat 10 Wakefield House Goldsmith Road  
68 Leontine Close London Southwark  
82 Furley Road London Southwark  
Flat 50 Sidmouth House Lindley Estate Commercial Way

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Flat 27 Sidmouth House Lindley Estate Commercial Way  
Flat 6 Lindley House Lindley Estate Peckham Park Road  
Flat 14 Lindley House Lindley Estate Peckham Park Road  
Flat 3 Collinson House Lindley Estate Peckham Park Road  
Flat 26 Collinson House Lindley Estate Peckham Park Road  
Flat 15 Collinson House Lindley Estate Peckham Park Road  
Flat 14 Rudbeck House Lindley Estate Radnor Road  
Flat 1 58A Peckham Hill Street London  
69B Fenham Road London Southwark  
Flat 5 Richland House Goldsmith Road  
Flat 23 Richland House Goldsmith Road  
Flat 20 Richland House Goldsmith Road  
Flat 9 Jarvis House Goldsmith Road  
Flat 78 Wakefield House Goldsmith Road  
Flat 72 Wakefield House Goldsmith Road  
Flat 67 Wakefield House Goldsmith Road  
Flat 5 Wakefield House Goldsmith Road  
Flat 47 Wakefield House Goldsmith Road  
Flat 24 Wakefield House Goldsmith Road  
Flat 23 Wakefield House Goldsmith Road  
Flat 16 Primrose House Peckham Hill Street  
Flat 13 Primrose House Peckham Hill Street

42 Radnor Road London Southwark	21 Holbeck Row London Southwark
35 Bonar Road London Southwark	11 Holbeck Row London Southwark
159 Peckham Hill Street London Southwark	226 Commercial Way London Southwark
68A Peckham Hill Street London Southwark	7A Holbeck Row London Southwark
54 Peckham Hill Street London Southwark	70 Lympstone Gardens London Southwark
98 Peckham Hill Street London Southwark	49 Lympstone Gardens London Southwark
52 Neville Close London Southwark	167 Commercial Way London Southwark
32 Neville Close London Southwark	65 Fenham Road London Southwark
21 Neville Close London Southwark	Flat 48 Sidmouth House Lindley Estate Commercial Way
42B Marmont Road London Southwark	Flat 26 Sidmouth House Lindley Estate Commercial Way
42A Marmont Road London Southwark	Flat 18 Sidmouth House Lindley Estate Commercial Way
30B Marmont Road London Southwark	Flat 8 Ferial Court 78 Furley Road
24A Marmont Road London Southwark	Flat 1 58 Peckham Hill Street London
14A Marmont Road London Southwark	Flat 74 Wakefield House Goldsmith Road
16 Marmont Road London Southwark	Flat A Sidmouth House Lindley Estate Commercial Way
66 Marmont Road London Southwark	Flat 36 Sidmouth House Lindley Estate Commercial Way
40 Marmont Road London Southwark	41 Hastings Close London Southwark
Flat 1 Bunbury House Fenham Road	Flat 31 Angelina House Goldsmith Road
23 Leontine Close London Southwark	Flat 24 Collinson House Lindley Estate Peckham Park Road
101 Leontine Close London Southwark	5 Wilmot Close London Southwark
99 Leontine Close London Southwark	14 Hastings Close London Southwark
89 Leontine Close London Southwark	60 Leontine Close London Southwark
85 Leontine Close London Southwark	Flat 20 Bunbury House Fenham Road
66 Leontine Close London Southwark	Flat 25 Wakefield House Goldsmith Road
64 Leontine Close London Southwark	9 Wilmot Close London Southwark
57 Leontine Close London Southwark	
50 Leontine Close London Southwark	
88 Furley Road London Southwark	
86 Furley Road London Southwark	

Flat 29 Edwin House Wentworth Crescent  
Flat 8 Sidmouth House Lindley Estate Commercial Way  
6 Wentworth Crescent London Southwark  
45 Wentworth Crescent London Southwark  
24 Wentworth Crescent London Southwark  
27 Leontine Close London Southwark  
2 Neville Close London Southwark  
48A Peckham Hill Street London Southwark  
18 Buller Close London Southwark  
25 Wilmot Close London Southwark  
14 Wilmot Close London Southwark  
12 Wilmot Close London Southwark  
71 Wilmot Close London Southwark  
67 Wilmot Close London Southwark  
Flat 24 Edwin House Wentworth Crescent  
Flat 12 Edwin House Wentworth Crescent  
6 Furley Road London Southwark  
50 Furley Road London Southwark  
60 Wentworth Crescent London Southwark  
55 Wilmot Close London Southwark  
49 Wilmot Close London Southwark  
45 Wilmot Close London Southwark  
56 Hastings Close London Southwark  
52 Hastings Close London Southwark  
43 Hastings Close London Southwark  
31 Hastings Close London Southwark

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78 Neville Close London Southwark  
71 Neville Close London Southwark  
16 Hastings Close London Southwark  
Flat 28 Angelina House Goldsmith Road  
62 Neville Close London Southwark  
100 Neville Close London Southwark  
47 Neville Close London Southwark  
6A Marmont Road London Southwark  
18 Marmont Road London Southwark  
Flat 27 Bunbury House Fenham Road  
Flat 26 Bunbury House Fenham Road  
Flat 23 Bunbury House Fenham Road  
Flat 19 Bunbury House Fenham Road  
6 Leontine Close London Southwark  
40 Leontine Close London Southwark  
35 Leontine Close London Southwark  
32 Leontine Close London Southwark  
24 Leontine Close London Southwark  
13 Leontine Close London Southwark  
115 Leontine Close London Southwark  
114 Leontine Close London Southwark  
102 Leontine Close London Southwark  
95 Leontine Close London Southwark  
86 Leontine Close London Southwark  
73 Leontine Close London Southwark  
53 Leontine Close London Southwark  
47 Leontine Close London Southwark  
98 Furley Road London Southwark  
15 Holbeck Row London Southwark  
10 Holbeck Row London Southwark  
23 Lymstone Gardens London Southwark

169 Commercial Way London Southwark	39 Hastings Close London Southwark
75 Fenham Road London Southwark	Flat 60 Edwin House Wentworth Crescent
Flat 7 Sidmouth House Lindley Estate Commercial Way	Flat 47 Edwin House Wentworth Crescent
81 Leontine Close London Southwark	Flat 10 Angelina House Goldsmith Road
Flat 82 Wakefield House Goldsmith Road	1 Hastings Close London Southwark
Flat 18 Rudbeck House Lindley Estate Radnor Road	Flat 12 Richland House Goldsmith Road
Ground Floor Flat 22 Furley Road London	8 Wilmot Close London Southwark
Flat 9 Lindley House Lindley Estate Peckham Park Road	Flat 17 Honeywood House Goldsmith Road
Flat 31 Lindley House Lindley Estate Peckham Park Road	37 Bonar Road London Southwark
Flat 3 Lindley House Lindley Estate Peckham Park Road	Flat 50 Wakefield House Goldsmith Road
Flat 21 Lindley House Lindley Estate Peckham Park Road	Flat 44 Wakefield House Goldsmith Road
Flat 19 Lindley House Lindley Estate Peckham Park Road	Flat 22 Wakefield House Goldsmith Road
Flat 20 Collinson House Lindley Estate Peckham Park Road	Peckham Park Primary School Marmont Road London
Flat 19 Collinson House Lindley Estate Peckham Park Road	6 Neville Close London Southwark
Flat 10 Collinson House Lindley Estate Peckham Park Road	16 Neville Close London Southwark
23 Wentworth Crescent London Southwark	94 Leontine Close London Southwark
52 Peckham Hill Street London Southwark	65 Leontine Close London Southwark
18 Wentworth Crescent London Southwark	12 Holbeck Row London Southwark
3 Neville Close London Southwark	71 Fenham Road London Southwark
Flat 62 Edwin House Wentworth Crescent	69 Lympstone Gardens London Southwark
7 Hastings Close London Southwark	Flat 38 Sidmouth House Lindley Estate Commercial Way
	Flat 14 Sidmouth House Lindley Estate Commercial Way
	Flat 10 Sidmouth House Lindley Estate Commercial Way
	Flat 18 Bunbury House Fenham Road
	28 Leontine Close London Southwark

19 Leontine Close London Southwark  
 Flat 30 Lindley House Lindley Estate  
 Peckham Park Road  
 Flat 16 Lindley House Lindley Estate  
 Peckham Park Road  
 Flat 12 Lindley House Lindley Estate  
 Peckham Park Road  
 Flat 8 Collinson House Lindley Estate  
 Peckham Park Road  
 Flat 7 Collinson House Lindley Estate  
 Peckham Park Road  
 Flat 41 Sidmouth House Lindley Estate  
 Commercial Way  
 Flat 3 Ferial Court 78 Furley Road  
 96 Leontine Close London Southwark  
 Flat 8 Richland House Goldsmith Road  
 Flat 29 Rudbeck House Lindley Estate  
 Radnor Road  
 Flat 26 Rudbeck House Lindley Estate  
 Radnor Road  
 Flat 24 Rudbeck House Lindley Estate  
 Radnor Road  
 Flat 21 Rudbeck House Lindley Estate  
 Radnor Road  
 Flat 15 Rudbeck House Lindley Estate  
 Radnor Road  
 Flat 7 Lindley House Lindley Estate  
 Peckham Park Road  
 Flat 25 Lindley House Lindley Estate  
 Peckham Park Road  
 Flat 6 Collinson House Lindley Estate  
 Peckham Park Road  
 47 Wentworth Crescent London  
 Southwark  
 83 Neville Close London Southwark  
 35 Neville Close London Southwark  
 23 Neville Close London Southwark

41 Leontine Close London Southwark  
 Flat 65 Edwin House Wentworth  
 Crescent  
 48 Hastings Close London Southwark  
 Flat 40 Edwin House Wentworth  
 Crescent  
 Flat 38 Edwin House Wentworth  
 Crescent  
 51 Wilmot Close London Southwark  
 40A Furley Road London Southwark  
 Flat 22 Angelina House Goldsmith Road  
 Flat 12 Angelina House Goldsmith Road  
 Flat 21 Richland House Goldsmith Road  
 Flat 17 Richland House Goldsmith Road  
 Flat 7 Jarvis House Goldsmith Road  
 Flat 5 Jarvis House Goldsmith Road  
 4 Wilmot Close London Southwark  
 Flat 23 Honeywood House Goldsmith  
 Road  
 Flat 71 Wakefield House Goldsmith  
 Road  
 Flat 61 Wakefield House Goldsmith  
 Road  
 Flat 52 Wakefield House Goldsmith  
 Road  
 Flat 49 Wakefield House Goldsmith  
 Road  
 60 Wilmot Close London Southwark  
 Flat 15 Wakefield House Goldsmith  
 Road  
 Flat 13 Wakefield House Goldsmith  
 Road  
 Flat 9 Primrose House Peckham Hill  
 Street  
 34 Neville Close London Southwark

Flat 3 Primrose House Peckham Hill Street

Flat 2 Primrose House Peckham Hill Street

24 Lymptone Gardens London Southwark

15 Lymptone Gardens London Southwark

16 Holbeck Row London Southwark

Flat 46 Sidmouth House Lindley Estate Commercial Way

Flat 3 Sidmouth House Lindley Estate Commercial Way

Flat 25 Sidmouth House Lindley Estate Commercial Way

Basement Flat 60 Peckham Hill Street London

Flat 2 Collinson House Lindley Estate Peckham Park Road

Flat 17 Collinson House Lindley Estate Peckham Park Road

Flat 19 Rudbeck House Lindley Estate Radnor Road

Flat 17 Rudbeck House Lindley Estate Radnor Road

Flat 8 Henslow House Lindley Estate Peckham Park Road

104C Peckham Hill Street London Southwark

Top Flat 56 Marmont Road London

Ground Floor Flat 72 Marmont Road London

112B Peckham Hill Street London Southwark

102A Peckham Hill Street London Southwark

52B Furley Road London Southwark

Flat 2 Richland House Goldsmith Road

Flat 10 Richland House Goldsmith Road

Flat 8 Jarvis House Goldsmith Road

Flat 30 Jarvis House Goldsmith Road

74 Marmont Road London Southwark

Flat B 88 Peckham Hill Street London

Flat 22 Honeywood House Goldsmith Road

Flat 85 Wakefield House Goldsmith Road

Flat 60 Wakefield House Goldsmith Road

Flat 57 Wakefield House Goldsmith Road

Flat 45 Wakefield House Goldsmith Road

Flat 29 Wakefield House Goldsmith Road

Flat 26 Wakefield House Goldsmith Road

Flat 7 Primrose House Peckham Hill Street

39 Bonar Road London Southwark

15 Buller Close London Southwark

17 Wilmot Close London Southwark

Flat 49 Edwin House Wentworth Crescent

Flat 48 Edwin House Wentworth Crescent

32 Furley Road London Southwark

12 Furley Road London Southwark

53 Wentworth Crescent London Southwark

62 Wilmot Close London Southwark

48 Wilmot Close London Southwark

46 Wilmot Close London Southwark

9 Hastings Close London Southwark

30B Furley Road London Southwark  
31 Wentworth Crescent London Southwark  
64 Neville Close London Southwark  
13 Hastings Close London Southwark  
10 Hastings Close London Southwark  
Flat 21 Angelina House Goldsmith Road  
Flat 18 Angelina House Goldsmith Road  
7 Neville Close London Southwark  
43 Neville Close London Southwark  
39 Neville Close London Southwark  
33 Neville Close London Southwark  
Flat 4 Bunbury House Fenham Road  
3 Leontine Close London Southwark  
18 Leontine Close London Southwark  
Flat 8 Lindley House Lindley Estate Peckham Park Road  
Flat 27 Lindley House Lindley Estate Peckham Park Road  
Flat 24 Lindley House Lindley Estate Peckham Park Road  
Flat 6 Henslow House Lindley Estate Peckham Park Road  
104A Peckham Hill Street London Southwark  
Ground Floor Flat 100 Furley Road London  
82B Peckham Hill Street London Southwark  
Flat 9 Richland House Goldsmith Road  
Flat 3 Richland House Goldsmith Road  
Flat 16 Richland House Goldsmith Road  
Flat 33 Jarvis House Goldsmith Road  
Flat 23 Jarvis House Goldsmith Road  
Flat 15 Jarvis House Goldsmith Road

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Flat 10 Honeywood House Goldsmith Road  
Flat 70 Wakefield House Goldsmith Road  
Flat 7 Wakefield House Goldsmith Road  
Flat 19 Wakefield House Goldsmith Road  
Flat 4 Primrose House Peckham Hill Street  
Flat 1 Primrose House Peckham Hill Street  
28 Furley Road London Southwark  
44 Radnor Road London Southwark  
Flat 2 108 Peckham Hill Street London  
33 Bonar Road London Southwark  
56 Peckham Hill Street London Southwark  
114 Peckham Hill Street London Southwark  
38 Neville Close London Southwark  
30 Neville Close London Southwark  
14 Neville Close London Southwark  
Flat 61 Edwin House Wentworth Crescent  
Flat 57 Edwin House Wentworth Crescent  
12 Buller Close London Southwark  
11 Buller Close London Southwark  
31 Wilmot Close London Southwark  
23 Wilmot Close London Southwark  
20 Wilmot Close London Southwark  
64 Wilmot Close London Southwark  
Flat 39 Edwin House Wentworth Crescent  
Flat 32 Edwin House Wentworth Crescent

Flat 20 Edwin House Wentworth Crescent	161 Commercial Way London Southwark
Flat 2 Edwin House Wentworth Crescent	84 Furley Road London Southwark
Flat 13 Edwin House Wentworth Crescent	Flat 5 Sidmouth House Lindley Estate Commercial Way
46 Furley Road London Southwark	Flat 30 Sidmouth House Lindley Estate Commercial Way
62 Wentworth Crescent London Southwark	Flat 11 Sidmouth House Lindley Estate Commercial Way
54 Wentworth Crescent London Southwark	Flat 6 Ferial Court 78 Furley Road
8 Hastings Close London Southwark	Flat 5 58 Peckham Hill Street London
53 Hastings Close London Southwark	Flat 7 Richland House Goldsmith Road
35 Hastings Close London Southwark	Flat 4 58 Peckham Hill Street London
26 Hastings Close London Southwark	Flat 12 Honeywood House Goldsmith Road
34 Wentworth Crescent London Southwark	Flat 22 Edwin House Wentworth Crescent
27 Wentworth Crescent London Southwark	98 Neville Close London Southwark
25 Wentworth Crescent London Southwark	Flat 16 Bunbury House Fenham Road
111 Leontine Close London Southwark	71 Leontine Close London Southwark
105 Leontine Close London Southwark	37 Leontine Close London Southwark
98 Leontine Close London Southwark	44A Marmont Road London Southwark
92 Leontine Close London Southwark	22 Marmont Road London Southwark
78 Leontine Close London Southwark	63 Fenham Road London Southwark
70 Leontine Close London Southwark	4 Neville Close London Southwark
54 Leontine Close London Southwark	Flat 64 Edwin House Wentworth Crescent
17 Holbeck Row London Southwark	5 Buller Close London Southwark
226A Commercial Way London Southwark	32 Wilmot Close London Southwark
14 Lymphstone Gardens London Southwark	21 Hastings Close London Southwark
71 Lymphstone Gardens London Southwark	Flat 13 Rudbeck House Lindley Estate Radnor Road
175 Commercial Way London Southwark	Flat 12 Henslow House Lindley Estate Peckham Park Road
	Flat 4 Collinson House Lindley Estate Peckham Park Road



Flat 14 Collinson House Lindley Estate  
Peckham Park Road  
68 Peckham Hill Street London  
Southwark  
63 Neville Close London Southwark  
17 Neville Close London Southwark  
Flat 42 Edwin House Wentworth  
Crescent  
66A Furley Road London Southwark  
Flat 21 Edwin House Wentworth  
Crescent  
Flat 16 Edwin House Wentworth  
Crescent  
Flat 11 Edwin House Wentworth  
Crescent  
Flat 27 Angelina House Goldsmith Road  
15 Hastings Close London Southwark  
8B Marmont Road London Southwark  
14B Marmont Road London Southwark  
Flat 21 Jarvis House Goldsmith Road  
21 Wentworth Crescent London  
Southwark  
11 Wentworth Crescent London  
Southwark  
97 Neville Close London Southwark  
91 Neville Close London Southwark  
85 Neville Close London Southwark  
Flat 9 Angelina House Goldsmith Road  
Flat 4 Angelina House Goldsmith Road  
Flat 33 Angelina House Goldsmith Road  
Flat 29 Angelina House Goldsmith Road  
60 Neville Close London Southwark  
58 Neville Close London Southwark  
46A Marmont Road London Southwark  
50 Marmont Road London Southwark

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38 Marmont Road London Southwark  
Flat 2 Bunbury House Fenham Road  
36 Leontine Close London Southwark  
31 Leontine Close London Southwark  
118 Leontine Close London Southwark  
63 Leontine Close London Southwark  
49 Leontine Close London Southwark  
43 Leontine Close London Southwark  
80 Furley Road London Southwark  
76 Furley Road London Southwark  
222 Commercial Way London Southwark  
220 Commercial Way London Southwark  
157 Commercial Way London Southwark  
Flat 35 Sidmouth House Lindley Estate  
Commercial Way  
Flat 28 Sidmouth House Lindley Estate  
Commercial Way  
Flat 16 Sidmouth House Lindley Estate  
Commercial Way  
2C Marmont Road London Southwark  
2B Marmont Road London Southwark  
8 Buller Close London Southwark  
Flat 63 Wakefield House Goldsmith  
Road  
Flat 34 Wakefield House Goldsmith  
Road  
10 Neville Close London Southwark  
110 Leontine Close London Southwark  
97 Leontine Close London Southwark  
45 Leontine Close London Southwark  
77 Fenham Road London Southwark  
59 Fenham Road London Southwark  
Flat 4 Sidmouth House Lindley Estate  
Commercial Way

Flat 20 Sidmouth House Lindley Estate Commercial Way	Flat 15 Honeywood House Goldsmith Road
Flat 17 Sidmouth House Lindley Estate Commercial Way	Flat 88 Wakefield House Goldsmith Road
224 Commercial Way London Southwark	Flat 83 Wakefield House Goldsmith Road
Flat 6 Bunbury House Fenham Road	Flat 69 Wakefield House Goldsmith Road
Flat 3 Bunbury House Fenham Road	Flat 9 Wakefield House Goldsmith Road
25 Leontine Close London Southwark	Flat 33 Wakefield House Goldsmith Road
50 Lympstone Gardens London Southwark	20 Neville Close London Southwark
Flat 22 Lindley House Lindley Estate Peckham Park Road	Flat 54 Edwin House Wentworth Crescent
Flat 2 Lindley House Lindley Estate Peckham Park Road	3 Buller Close London Southwark
Flat 13 Collinson House Lindley Estate Peckham Park Road	16 Buller Close London Southwark
Flat 1 Collinson House Lindley Estate Peckham Park Road	7 Wilmot Close London Southwark
Flat 27 Rudbeck House Lindley Estate Radnor Road	26 Wilmot Close London Southwark
Flat 23 Rudbeck House Lindley Estate Radnor Road	10 Wilmot Close London Southwark
Flat 22 Rudbeck House Lindley Estate Radnor Road	66 Wilmot Close London Southwark
5 Sister Mabels Way London Southwark	Flat 51 Edwin House Wentworth Crescent
1 Sister Mabels Way London Southwark	Flat 37 Edwin House Wentworth Crescent
Flat 13 Richland House Goldsmith Road	68 Furley Road London Southwark
Flat 6 Jarvis House Goldsmith Road	49 Wentworth Crescent London Southwark
Flat 18 Jarvis House Goldsmith Road	48 Wentworth Crescent London Southwark
Flat 14 Jarvis House Goldsmith Road	46 Wentworth Crescent London Southwark
Flat 11 Jarvis House Goldsmith Road	61 Wilmot Close London Southwark
Flat 5 Honeywood House Goldsmith Road	42 Hastings Close London Southwark
Flat 24 Honeywood House Goldsmith Road	70A Peckham Hill Street London Southwark

33 Wentworth Crescent London Southwark  
10 Wentworth Crescent London Southwark  
94 Neville Close London Southwark  
90 Neville Close London Southwark  
74 Neville Close London Southwark  
67 Neville Close London Southwark  
11 Hastings Close London Southwark  
Flat 16 Angelina House Goldsmith Road  
61 Neville Close London Southwark  
53 Neville Close London Southwark  
5 Neville Close London Southwark  
19 Neville Close London Southwark  
28A Marmont Road London Southwark  
24B Marmont Road London Southwark  
10A Marmont Road London Southwark  
20 Marmont Road London Southwark  
Flat 7 Bunbury House Fenham Road  
Flat 5 Bunbury House Fenham Road  
38 Leontine Close London Southwark  
106 Furley Road London Southwark  
108 Leontine Close London Southwark  
103 Leontine Close London Southwark  
91 Leontine Close London Southwark  
72 Leontine Close London Southwark  
59 Leontine Close London Southwark  
94 Furley Road London Southwark  
13 Lympstone Gardens London Southwark  
54 Lympstone Gardens London Southwark

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52 Lympstone Gardens London Southwark  
Flat 51 Sidmouth House Lindley Estate Commercial Way  
Flat 45 Sidmouth House Lindley Estate Commercial Way  
Flat 39 Sidmouth House Lindley Estate Commercial Way  
Flat 9 Ferial Court 78 Furley Road  
Flat 5 Ferial Court 78 Furley Road  
18 Hastings Close London Southwark  
26A Marmont Road London Southwark  
Flat 20 Wakefield House Goldsmith Road  
Flat 12 Rudbeck House Lindley Estate Radnor Road  
Flat 14 Wakefield House Goldsmith Road  
28 Wilmot Close London Southwark  
Flat 32 Angelina House Goldsmith Road  
Flat 58 Edwin House Wentworth Crescent  
59 Neville Close London Southwark  
Flat 66 Wakefield House Goldsmith Road  
27 Wilmot Close London Southwark  
34A Marmont Road London Southwark  
46 Leontine Close London Southwark  
14 Holbeck Row London Southwark  
Flat 11 Richland House Goldsmith Road  
Flat 10 Rudbeck House Lindley Estate Radnor Road  
Flat 16 Henslow House Lindley Estate Peckham Park Road  
Flat 27 Collinson House Lindley Estate Peckham Park Road

Flat 25 Collinson House Lindley Estate  
Peckham Park Road

Flat 22 Collinson House Lindley Estate  
Peckham Park Road

Flat 12 Collinson House Lindley Estate  
Peckham Park Road

3 Sister Mabels Way London Southwark

64 Peckham Hill Street London  
Southwark

15 Wentworth Crescent London  
Southwark

86 Neville Close London Southwark

102 Neville Close London Southwark

147-149 Peckham Hill Street London  
Southwark

Flat 14 Edwin House Wentworth  
Crescent

Flat 36 Angelina House Goldsmith Road

36A Marmont Road London Southwark

155 Peckham Hill Street London  
Southwark

12A Marmont Road London Southwark

Flat 27 Jarvis House Goldsmith Road

Flat 1 106 Peckham Hill Street London

Flat 58 Wakefield House Goldsmith  
Road

11 Wilmot Close London Southwark

72 Wilmot Close London Southwark

4 Marmont Road London Southwark

Flat 32 Wakefield House Goldsmith  
Road

Flat 3 Wakefield House Goldsmith Road

Flat 27 Wakefield House Goldsmith  
Road

Flat 18 Wakefield House Goldsmith  
Road

Flat 6 Primrose House Peckham Hill  
Street

Flat 15 Primrose House Peckham Hill  
Street

7B Holbeck Row London Southwark

51 Leontine Close London Southwark

48 Leontine Close London Southwark

96 Furley Road London Southwark

19 Holbeck Row London Southwark

Flat 9 Sidmouth House Lindley Estate  
Commercial Way

72 Lympstone Gardens London  
Southwark

Flat 10 Bunbury House Fenham Road

53 Lympstone Gardens London  
Southwark

Flat 11 Lindley House Lindley Estate  
Peckham Park Road

Flat 1 Lindley House Lindley Estate  
Peckham Park Road

Flat 18 Collinson House Lindley Estate  
Peckham Park Road

Flat 9 Rudbeck House Lindley Estate  
Radnor Road

Flat 25 Rudbeck House Lindley Estate  
Radnor Road

Flat 16 Rudbeck House Lindley Estate  
Radnor Road

First Floor Flat 72 Furley Road London

Flat 2 58A Peckham Hill Street London

Flat 2 106A Peckham Hill Street London

104B Peckham Hill Street London  
Southwark

67A Fenham Road London Southwark

Flat 6 Richland House Goldsmith Road

Flat 18 Richland House Goldsmith Road

Flat 20 Jarvis House Goldsmith Road  
 Flat 1 Jarvis House Goldsmith Road  
 Flat 9 Honeywood House Goldsmith Road  
 Flat 25 Honeywood House Goldsmith Road  
 Flat 2 Honeywood House Goldsmith Road  
 Flat 86 Wakefield House Goldsmith Road  
 Flat 43 Wakefield House Goldsmith Road  
 Flat 40 Wakefield House Goldsmith Road  
 Flat 17 Wakefield House Goldsmith Road  
 Flat 1 Wakefield House Goldsmith Road  
 58B Peckham Hill Street London Southwark  
 25 Goldsmith Road London Southwark  
 Flat 9 Edwin House Wentworth Crescent  
 Flat 6 Edwin House Wentworth Crescent  
 Flat 59 Edwin House Wentworth Crescent  
 Flat 52 Edwin House Wentworth Crescent  
 1 Buller Close London Southwark  
 41 Wilmot Close London Southwark  
 22 Wilmot Close London Southwark  
 63 Wilmot Close London Southwark  
 Flat 44 Edwin House Wentworth Crescent  
 Flat 4 Edwin House Wentworth Crescent  
 Flat 34 Edwin House Wentworth Crescent  
 Flat 25 Edwin House Wentworth Crescent  
 Flat 17 Edwin House Wentworth Crescent  
 42 Furley Road London Southwark  
 37 Wentworth Crescent London Southwark  
 51 Hastings Close London Southwark  
 47 Hastings Close London Southwark  
 28 Hastings Close London Southwark  
 30A Furley Road London Southwark  
 36 Wentworth Crescent London Southwark  
 2 Hastings Close London Southwark  
 Flat 7 Angelina House Goldsmith Road  
 Flat 35 Angelina House Goldsmith Road  
 Flat 1 Angelina House Goldsmith Road  
 51 Neville Close London Southwark  
 45 Neville Close London Southwark  
 37 Neville Close London Southwark  
 25 Neville Close London Southwark  
 26B Marmont Road London Southwark  
 60 Marmont Road London Southwark  
 Flat 9 Bunbury House Fenham Road  
 Flat 21 Bunbury House Fenham Road  
 Flat 11 Bunbury House Fenham Road  
 34 Leontine Close London Southwark  
 11 Leontine Close London Southwark  
 82 Leontine Close London Southwark  
 69 Leontine Close London Southwark  
 92 Furley Road London Southwark  
 9 Holbeck Row London Southwark  
 13 Holbeck Row London Southwark

51 Lymptone Gardens London Southwark	1 Wentworth Crescent London Southwark
159 Commercial Way London Southwark	74 Furley Road London Southwark
57 Fenham Road London Southwark	Flat 9 Henslow House Lindley Estate Peckham Park Road
163 Commercial Way London Southwark	Ground Floor Flat 68 Marmont Road London
Flat 47 Sidmouth House Lindley Estate Commercial Way	6 Sister Mabels Way London Southwark
Flat 40 Sidmouth House Lindley Estate Commercial Way	157 Peckham Hill Street London Southwark
Flat 37 Sidmouth House Lindley Estate Commercial Way	79 Neville Close London Southwark
Flat 32 Sidmouth House Lindley Estate Commercial Way	49 Neville Close London Southwark
Flat 29 Sidmouth House Lindley Estate Commercial Way	47 Wilmot Close London Southwark
Flat 21 Sidmouth House Lindley Estate Commercial Way	Flat 35 Edwin House Wentworth Crescent
Flat 15 Sidmouth House Lindley Estate Commercial Way	Flat 30 Edwin House Wentworth Crescent
Flat 24 Angelina House Goldsmith Road	Flat 1 Edwin House Wentworth Crescent
Flat 7 Honeywood House Goldsmith Road	Flat 39 Angelina House Goldsmith Road
Flat 73 Wakefield House Goldsmith Road	Flat 2 Angelina House Goldsmith Road
Flat 41 Edwin House Wentworth Crescent	32 Hastings Close London Southwark
Flat 13 Angelina House Goldsmith Road	24 Hastings Close London Southwark
109 Leontine Close London Southwark	12 Hastings Close London Southwark
44 Leontine Close London Southwark	46B Marmont Road London Southwark
113 Leontine Close London Southwark	Flat 4 Richland House Goldsmith Road
124B Peckham Park Road London Southwark	Flat 24 Richland House Goldsmith Road
2 Wilmot Close London Southwark	Flat 24 Jarvis House Goldsmith Road
57 Wilmot Close London Southwark	14 Buller Close London Southwark
Flat 24 Sidmouth House Lindley Estate Commercial Way	Flat 8 Honeywood House Goldsmith Road
	Flat 6 Honeywood House Goldsmith Road
	Flat 3 Honeywood House Goldsmith Road

Flat 21 Honeywood House Goldsmith Road

Flat 87 Wakefield House Goldsmith Road

Flat 81 Wakefield House Goldsmith Road

Flat 8 Wakefield House Goldsmith Road

33 Wilmot Close London Southwark

18 Wilmot Close London Southwark

46 Neville Close London Southwark

117 Leontine Close London Southwark

100 Leontine Close London Southwark

84 Leontine Close London Southwark

80 Leontine Close London Southwark

102 Furley Road London Southwark

Flat 44 Sidmouth House Lindley Estate Commercial Way

Flat 12 Sidmouth House Lindley Estate Commercial Way

Flat 8 Bunbury House Fenham Road

Flat 22 Bunbury House Fenham Road

4 Leontine Close London Southwark

30 Leontine Close London Southwark

Flat 11 Collinson House Lindley Estate Peckham Park Road

Flat 28 Rudbeck House Lindley Estate Radnor Road

Flat 2 100 Peckham Hill Street London Southwark

Flat 32 Jarvis House Goldsmith Road

Flat 3 Jarvis House Goldsmith Road

Flat 25 Jarvis House Goldsmith Road

Flat 4 Honeywood House Goldsmith Road

Flat 20 Honeywood House Goldsmith Road

Flat 13 Honeywood House Goldsmith Road

Flat 80 Wakefield House Goldsmith Road

Flat 59 Wakefield House Goldsmith Road

Flat 51 Wakefield House Goldsmith Road

Flat 48 Wakefield House Goldsmith Road

Flat 42 Wakefield House Goldsmith Road

Flat 4 Wakefield House Goldsmith Road

Flat 36 Wakefield House Goldsmith Road

Flat 21 Wakefield House Goldsmith Road

Flat 16 Wakefield House Goldsmith Road

Flat 12 Wakefield House Goldsmith Road

Flat 18 Primrose House Peckham Hill Street

6 Buller Close London Southwark

8 Neville Close London Southwark

50 Neville Close London Southwark

42 Neville Close London Southwark

24 Neville Close London Southwark

Flat 7 Edwin House Wentworth Crescent

40 Wilmot Close London Southwark

36 Wilmot Close London Southwark

35 Wilmot Close London Southwark

1 Wilmot Close London Southwark

Flat 31 Edwin House Wentworth Crescent	34B Marmont Road London Southwark
Flat 15 Edwin House Wentworth Crescent	Flat 24 Bunbury House Fenham Road
56 Furley Road London Southwark	9 Leontine Close London Southwark
38 Furley Road London Southwark	5 Leontine Close London Southwark
58 Wentworth Crescent London Southwark	104 Furley Road London Southwark
52 Wilmot Close London Southwark	22 Leontine Close London Southwark
55 Hastings Close London Southwark	2 Leontine Close London Southwark
5 Hastings Close London Southwark	14 Leontine Close London Southwark
4 Hastings Close London Southwark	10 Leontine Close London Southwark
30 Hastings Close London Southwark	119 Leontine Close London Southwark
30 Wentworth Crescent London Southwark	88 Leontine Close London Southwark
2 Wentworth Crescent London Southwark	83 Leontine Close London Southwark
17 Wentworth Crescent London Southwark	75 Leontine Close London Southwark
13 Wentworth Crescent London Southwark	67 Leontine Close London Southwark
92 Neville Close London Southwark	56 Leontine Close London Southwark
88 Neville Close London Southwark	20B Holbeck Row London Southwark
82 Neville Close London Southwark	68 Lympstone Gardens London Southwark
75 Neville Close London Southwark	177 Commercial Way London Southwark
73 Neville Close London Southwark	2A Marmont Road London Southwark
68 Neville Close London Southwark	4 Buller Close London Southwark
19 Hastings Close London Southwark	21 Wilmot Close London Southwark
Flat 25 Angelina House Goldsmith Road	Flat 56 Edwin House Wentworth Crescent
Flat 14 Angelina House Goldsmith Road	Flat 4 Jarvis House Goldsmith Road
15 Neville Close London Southwark	Flat 6 Wakefield House Goldsmith Road
8A Marmont Road London Southwark	66 Peckham Hill Street London Southwark
6B Marmont Road London Southwark	56 Wilmot Close London Southwark
36B Marmont Road London Southwark	6 Hastings Close London Southwark
	29 Neville Close London Southwark
	32A Marmont Road London Southwark
	76 Leontine Close London Southwark



61 Fenham Road London Southwark  
54 Furley Road London Southwark  
12 Neville Close London Southwark  
69 Wilmot Close London Southwark  
34 Hastings Close London Southwark  
103 Neville Close London Southwark  
10B Marmont Road London Southwark  
8 Holbeck Row London Southwark  
Flat 28 Jarvis House Goldsmith Road  
Flat 12 Jarvis House Goldsmith Road  
Flat 1 Henslow House Lindley Estate  
Peckham Park Road  
Flat 23 Lindley House Lindley Estate  
Peckham Park Road  
Flat 13 Lindley House Lindley Estate  
Peckham Park Road  
Flat 10 Lindley House Lindley Estate  
Peckham Park Road  
32 Wentworth Crescent London  
Southwark  
26 Wentworth Crescent London  
Southwark  
62 Furley Road London Southwark  
46 Peckham Hill Street London  
Southwark  
Flat A 88 Peckham Hill Street London  
12 Wentworth Crescent London  
Southwark  
89 Neville Close London Southwark  
69 Neville Close London Southwark  
66 Neville Close London Southwark  
55 Neville Close London Southwark  
41 Neville Close London Southwark  
54 Hastings Close London Southwark  
36 Hastings Close London Southwark

142

Flat 5 Edwin House Wentworth Crescent  
Flat 19 Edwin House Wentworth  
Crescent  
Flat 8 Angelina House Goldsmith Road  
Flat 34 Angelina House Goldsmith Road  
Flat 17 Angelina House Goldsmith Road  
3 Hastings Close London Southwark  
32B Marmont Road London Southwark  
Flat 29 Jarvis House Goldsmith Road  
17 Buller Close London Southwark  
Flat 19 Honeywood House Goldsmith  
Road  
Flat 14 Honeywood House Goldsmith  
Road  
Flat 79 Wakefield House Goldsmith  
Road  
30 Wilmot Close London Southwark  
24 Wilmot Close London Southwark  
15 Wilmot Close London Southwark  
22 Neville Close London Southwark  
Flat 12 Primrose House Peckham Hill  
Street  
90 Leontine Close London Southwark  
55 Leontine Close London Southwark  
90 Furley Road London Southwark  
Flat 25 Bunbury House Fenham Road  
25A Goldsmith Road London Southwark  
Flat 28 Lindley House Lindley Estate  
Peckham Park Road  
Flat 16 Collinson House Lindley Estate  
Peckham Park Road  
Flat 3 100 Peckham Hill Street London  
Flat C Sidmouth House Lindley Estate  
Commercial Way

102C Peckham Hill Street London  
Southwark

First Floor Flat 22 Furley Road London

161 Peckham Hill Street London  
Southwark

Flat 4 Henslow House Lindley Estate  
Peckham Park Road

Flat 84 Wakefield House Goldsmith  
Road

104 Leontine Close London Southwark

Flat 22 Richland House Goldsmith Road

Flat 19 Jarvis House Goldsmith Road

2 Buller Close London Southwark

8 Furley Road London Southwark

81 Neville Close London Southwark

73 Lymptone Gardens London  
Southwark

78 Furley Road London Southwark

Flat 28 Edwin House Wentworth  
Crescent

20 Wentworth Crescent London  
Southwark

72 Neville Close London Southwark

54 Neville Close London Southwark

Flat 31 Rudbeck House Lindley Estate  
Radnor Road

49 Hastings Close London Southwark

52 Furley Road London Southwark

Flat 5 Angelina House Goldsmith Road

31 Neville Close London Southwark

17 Leontine Close London Southwark

62 Leontine Close London Southwark

Flat 62 Wakefield House Goldsmith  
Road

Flat 14 Primrose House Peckham Hill  
Street

Flat 7 Henslow House Lindley Estate  
Peckham Park Road

Flat 14 Henslow House Lindley Estate  
Peckham Park Road

Flat 30 Rudbeck House Lindley Estate  
Radnor Road

44 Wentworth Crescent London  
Southwark

39 Wentworth Crescent London  
Southwark

165 Peckham Hill Street London  
Southwark

110 Peckham Hill Street London  
Southwark

93 Neville Close London Southwark

62 Marmont Road London Southwark

16 Furley Road London Southwark

61 Wentworth Crescent London  
Southwark

54 Wilmot Close London Southwark

44 Wilmot Close London Southwark

45 Hastings Close London Southwark

Flat 19 Richland House Goldsmith Road

Flat 14 Richland House Goldsmith Road

Flat 31 Jarvis House Goldsmith Road

Flat 2 Jarvis House Goldsmith Road

Flat 16 Jarvis House Goldsmith Road

Flat 11 Honeywood House Goldsmith  
Road

Flat 15 Bunbury House Fenham Road

Flat 12 Bunbury House Fenham Road

Flat 32 Lindley House Lindley Estate  
Peckham Park Road

Flat 26 Lindley House Lindley Estate  
Peckham Park Road

Flat 20 Lindley House Lindley Estate  
Peckham Park Road

Flat 23 Collinson House Lindley Estate  
Peckham Park Road

Flat 20 Rudbeck House Lindley Estate  
Radnor Road

First Floor Flat 64 Furley Road London  
112A Peckham Hill Street London  
Southwark

4 Sister Mabels Way London Southwark

Flat 26 Jarvis House Goldsmith Road

Flat 16 Honeywood House Goldsmith  
Road

Flat 77 Wakefield House Goldsmith  
Road

Flat 65 Wakefield House Goldsmith  
Road

Flat 64 Wakefield House Goldsmith  
Road

Flat 56 Wakefield House Goldsmith  
Road

Flat 35 Wakefield House Goldsmith  
Road

Flat 30 Wakefield House Goldsmith  
Road

Flat 11 Wakefield House Goldsmith  
Road

Flat 5 Primrose House Peckham Hill  
Street

The Peckham Hill Street Surgery 143-  
145 Peckham Hill Street London

38 Radnor Road London Southwark

151-153 Peckham Hill Street London  
Southwark

70 Peckham Hill Street London  
Southwark

144

84 Peckham Hill Street London  
Southwark

44 Neville Close London Southwark

36 Neville Close London Southwark

Flat 66 Edwin House Wentworth  
Crescent

6 Wilmot Close London Southwark

39 Wilmot Close London Southwark

34 Wilmot Close London Southwark

16 Wilmot Close London Southwark

70 Wilmot Close London Southwark

Flat 3 Edwin House Wentworth Crescent

Flat 27 Edwin House Wentworth  
Crescent

24 Furley Road London Southwark

18 Furley Road London Southwark

9 Wentworth Crescent London  
Southwark

42 Wentworth Crescent London  
Southwark

40 Wentworth Crescent London  
Southwark

38 Wentworth Crescent London  
Southwark

50 Wilmot Close London Southwark

58 Hastings Close London Southwark

46 Hastings Close London Southwark

3 Wentworth Crescent London  
Southwark

28 Wentworth Crescent London  
Southwark

16 Wentworth Crescent London  
Southwark

14 Wentworth Crescent London  
Southwark

87 Neville Close London Southwark

80 Neville Close London Southwark

77 Neville Close London Southwark

**Re-consultation:**

## Appendix 5: Consultation responses received

### Internal services

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

### Statutory and non-statutory organisations

Environment Agency  
 Metropolitan Police Service (Designing O

### Neighbour and local groups consulted:

218 Commercial Way London SE15 1PT	24 Furley Road SE15 5UQ
226 Commercial Way Peckham SE15 1PT	69 Lymstone Gardens Lindley Estate London
21 WILMOT CLOSE LONDON SE15 6UA	36a Marmont Road London SE15 5TE
1 Glengall terrace Londin Se15 6nW	3 Ashmore Close London SE15 5GY
Flat 23, Bunbury House Fenham Road London	160 Tooley Street London SE1
Flat 37, Edwin House Wentworth Crescent London	160 Tooley Street London SE1
Flat 28, Edwin House Wentworth Crescent London	160 Tooley Street London SE1
13 Wilmot Close London SE15 6UA	160 Tooley Street London SE1
	160 Tooley Street London SE1

160 Tooley Street London SE1	23 Wentworth Crescent Peckham SE15 5UG
15 Holbeck Row London SE15 1QA	62 Furley Rd London SE155UQ
hastings close buller close london	Flat 23, Bunbury House, Fenham Road Bunbury House London
112A Peckham Hill Street London SE15 5JT	110B Friary Road Peckham London
41 Neville Close London SE15 5UE	31 Potier Street London SE1 4UX
Wilmot Road 37 London	Flat 55 Edwin house Wentworth crescent Peckham
6 Buller Close London SE156UJ	7 Sternhall Lane London SE15 45NT
23 Bunbury House Peckham SE15 1AA	The Shires Manchester M437er
16 Hastings Close London SE15 6TY	25 wilmot close SE15 6UA SE15 6UA
38Hastings Close London SE15 6TY	18 buller close Peckham london
33 Angelina House Goldsmith Road Peckham	1 Northway Road London se59an
15 Pennethorne Road Peckham London	91 Leontine Close LONDON SE15 1UH
28 Bermondsey Wall West London SE16 4UB	13 neville close peckham London
20 Springfield House London SE5 8JY	22 Holbeck Row London SE15 1QA
Flat 31 Angelina House Goldsmith Road	39 Leontine Close London SE15 1UQ
80A Peckham Hill Street Peckham SE15 5JT	15 buller close Peckham Peckham
	55 Leontine Close London SE15 1UH
	7 Wilmot Close London SE15 6UA
	36a Marmont Road London SE15 5TE



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<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 2 November 2021	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application for: Full Planning Application; 21/AP/1866  <b>Address:</b> Florian, Racine And Garage Site, Sceaux Gardens, London, Southwark  <b>Proposal:</b> Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space		
<b>Ward(s) or groups affected:</b>	St Giles		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b> 17/06/2021		<b>PPA Expiry Date</b> 16/09/2021	
<b>Earliest Decision Date</b> 20/07/2021			

## RECOMMENDATION

1. That planning permission be granted subject to conditions and the completion of a unilateral undertaking.
2. In the event that the requirement of paragraph 1 above are not met by 02/05/2022, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 115.

## EXECUTIVE SUMMARY

3. The proposal is to redevelop the Florian and Racine blocks and a garage site on the Sceaux Gardens Estate to create 79 council homes. Racine currently contains 15 x 1 bedroom bungalows and Florian currently contains 18 x 1 bedroom bungalows; there are 13 garages on the garage site. The principle of development in land use terms is acceptable as the land would remain in residential use.
4. The development would not result in any significant impacts on the amenity of surrounding residents in terms of overlooking as the redeveloped Racine and Florian blocks would follow the existing footprints and the building on the garage site has been designed in a wedge shape with the footprint angling away from neighbouring buildings along Southampton Way to mitigate any impacts. There would be some impacts on the daylight and sunlight levels received by

neighbouring windows, however these impacts would not be significantly beyond levels deemed appropriate within BRE guidance.

5. Whilst the proposal would have a small impact on the character of the Sceaux Gardens Conservation Area, the impact would be less than substantial. In accordance with planning policy it is therefore deemed acceptable as the less than substantial harm would be outweighed by the high quality design of the scheme and its social benefits. The design of the proposed development would appropriately respond to the character of the estate.
6. The development would provide 79 new council homes with a high quality of both internal and external accommodation in accordance with planning policy for future occupiers. It would also add 1,150 sq. m. of open space to the central gardens of the estate and provide integrated playspace.
7. Overall there would be significant public benefit from the proposed development with new high quality council homes in an appropriate location.

Units	Aff. Social Rent Units	Aff. Social Rent Habitable Rooms	Units Total (% of total)
Studio	0	0	0
1 bed	21	42	21
2 bed	38	114	38
3 bed	13	54	13
4 bed +	7	35	7
HR. Total (% of total)	79 (100%)	243 (100%)	

	Existing sq. m.	Proposed sq. m.	Change +
Public Open Space	7000 sq. m.	8150 sq. m.	1150 sq. m.
Play Space	0 sq. m.	752sq.m	752 sq. m.

10.	CO2 Savings beyond part L Bldg. Regs.	70%
	Trees lost	3 x Category B trees, 3 x Category C trees and 1 x Category U tree
	Trees gained	448 cm in girth

	Existing	Proposed	Change +/-
11.	Urban Greening Factor	0.4	

Greenfield Run Off Rate in 100 year storm l/s	Florian 16.5 Racine 13.5 Garages 11.0	Florian 0.4 Racine 0.3 Garages 0.3	Florian -16.1 Racine -13.2 Garages -10.7
Green/Brown Roofs	0 sq. m.	622.51sqm	+622.51sqm
EVCPS (on site)	0	6	+6
Cycle parking spaces	0	141	+141

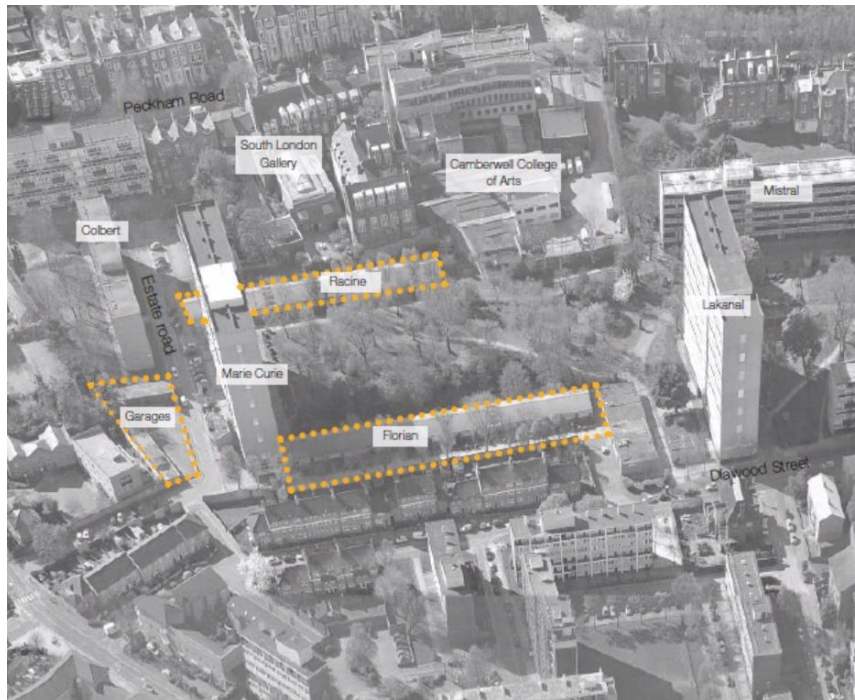
12.	S106	£277,327
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## BACKGROUND INFORMATION

### Site location and description

13. The site consists of three separate areas on the Sceaux Gardens Estate, being the Florian block, Racine block and a garage site. The estate is to the north of Peckham Road and south west of Southampton Way. The Racine block is a single storey terrace which contains 18 x 1 bedroom bungalows to the north of the estate's central gardens. The Florian block is a single storey terrace which contains 15 x 1 bedroom bungalows to the south of the estate's central gardens. The garage site is to the east of the estate and currently contains 19 garages, an electrical substation and additional car parking. It is bound by the Colbert block to the south, properties along Southampton Way to the east and an estate road to the west.

14.



15. The application site is subject to the following designations:
- PTAL 2 – 3
  - Sceaux Gardens Conservation Area
  - Air Quality Management Area

- Critical Drainage Area
  - Urban Density Zone
  - North Peckham Controlled Parking Zone
16. The nearest listed buildings are the South London Art Gallery and 71 - 77 Peckham Road, which are Grade II listed approximately 20m to the south of the site.
17. The Sceaux Gardens Conservation Area is characterised by late 18th century buildings around the former Town Hall on Peckham Road and further Victorian, Edwardian and post war buildings. The extent of the conservation area is shown below. The Sceaux Gardens Estate forms part of the conservation area as it is an early example of post-war social housing, built in 1955.

18.



19. The estate itself consists of 14 storey point blocks and lower blocks of maisonettes and bungalows built around the retained elements of the gardens of the former Camberwell House Asylum and Camden Nursery.
20. The wider surrounding area comprises a mix of land uses. The estate is entirely residential in land use, as is much of the wider area. Commercial and education land uses are located predominantly to the south of the application site on Peckham Road.

### **Details of proposal**

21. The proposal comprises the demolition of the existing buildings and garages on the application site and the construction of replacement buildings ranging from 4 to 7 storeys. The replacement Florian and Racine blocks would occupy similar footprints to the existing buildings. A total of 79 council homes are proposed, of which eight would be wheelchair accessible homes.

22. All of the proposed units are new council homes to be delivered as part of the Councils commitment to provide 11,000 new homes by 2043.
23. The proposed redevelopment of the Florian block is for a 5 storey building providing a total of 34 homes. The proposed dwelling mix is for 16 x 1 bedroom and 18 x 2 bedroom dwellings. Refuse storage and cycle storage for 40 bikes is also to be included at ground floor and within private gardens.
24. The proposed redevelopment of the Racine block is for a 4 storey building providing a total of 24 homes. The proposed dwelling mix is for 4 x 1 bedroom, 6 x 2 bedroom, 7 x 3 bedroom and 7 x 4 bedroom dwellings. Refuse storage and cycle storage for 68 bikes is also to be included at ground floor and within private gardens.
25. The proposed redevelopment of the garage site is for a 7 storey building providing a total of 21 homes. The proposed dwelling mix is for 1 x 1 bedroom, 14 x 2 bedroom and 6 x 3 bedroom dwellings. 20 cycle parking spaces are proposed at ground floor. A separate single storey building is proposed to house a substation, refuse storage and additional cycle storage for 10 bikes, with 2 wheelchair accessible cycle parking spaces. 12 visitor cycle parking spaces are also proposed to the front of the separate building.
26. The proposal would increase the central gardens within Sceaux Gardens Estate by 1,150 sq. m through the addition of land currently associated with the Florian block as communal space, and provide integrated playspace for ages 0 - 11.

### **Comments responses from members of the public and local groups**

27. 3 responses to the application have been received, comprising 2 neutral comments and 1 objection.

The objector raises the following material planning considerations:

- Loss of garages
- Emergency access
- Noise and dust impacts during construction
- Consultation
- Impact on neighbouring occupiers – outlook and daylight / sunlight
- Impact on the conservation area
- Impact on wildlife
- Overcrowding
- Anti-social behaviour

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

28. A 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;
  - Tenure mix, dwelling mix and wheelchair housing;
  - Density;
  - Quality of residential accommodation;
  - Design, layout and heritage assets;
  - Trees;
  - Outdoor amenity space, children's playspace and public open space;
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - Transport and highways;
  - Energy and sustainability;
  - Ecology and biodiversity;
  - Water resources and flood risk;
  - Fire Safety;
  - Planning obligations (Unilateral undertaking);
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 the Saved Southwark Plan 2007. The National Planning Policy Framework 2021 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any

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

## ASSESSMENT

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

34. The principle of the residential land use on the Sceaux Gardens Estate has already been established. The redevelopment of the Florian and Racine blocks would make a more efficient use of land to provide social rented housing. The residential units lost would be re-provided on site. Garages and car parking are not offered protection within planning policy. The principle of the development is acceptable in terms of land use.

### Tenure mix, dwelling mix and wheelchair housing

35. All of the 79 units proposed would be for social rent in accordance with the strategic objectives of the Council and would form part of the programme to deliver 11,000 new council homes by 2043. Policy H5 of the London Plan 2021 states that development on publically owned land should deliver a minimum of 50% affordable housing. The total provision of 100% of affordable housing based on habitable rooms would exceed the required 50% and would provide a high quality of new Council homes, which is supported.

36.

Dwelling size	No. of council homes
1 bedroom	21 (27%)
2 bedroom	38 (48%)
3 bedroom	13 (16%)
4 bedroom	7 (9%)
All units	79

37. As set out above, the proposed development would provide a mix of 1, 2, 3 and 4 bedroom homes. Exceeding the requirements of Strategic Policy 7 of the Core Strategy 2011, 73% of the proposed dwellings would contain 2 or more bedrooms and 25% would contain 3 or more bedrooms. The proposed dwelling mix is considered acceptable as it would provide family housing.
38. The proposal includes the provision of 8 wheelchair units, being 2 x 3 bedroom 4 person homes and 6 x 3 bedroom 5 person homes. This equates to 12% of the proposed development based on habitable rooms and therefore exceeds the 10% policy requirement as set out in Saved Policy 4.3 of the Southwark Plan 2007.

### Density

39. The proposed development would provide a total of 243 habitable rooms on the 1.28 hectare site. This equates to a density of 189 habitable rooms per hectare. The application site is located in the Urban Density Zone, whereby densities of 200 to 700 habitable rooms per hectare are considered appropriate within the 2015 Technical Update to the Residential Design Standards SPD 2011. The proposed



density is only slightly below the suggested density range and is deemed appropriate when considering the design of the proposal which responds to the character of the area, including the conservation area.

## Quality of residential accommodation

### Florian

40.



41. 1 bedroom homes are proposed at ground floor, whilst 2 bedroom duplexes are proposed across first and second and third and fourth floors, with 1 bedroom flats on either end of the building.
42. All of the dwellings would be dual aspect with windows facing both north and south. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
43. All of the dwellings would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
44. All of the dwellings would have access to private amenity space. The ground floor 1 bedroom homes would benefit from 10 sq. m. front gardens to the south and either 40 sq. m. or 70 sq. m. rear gardens to the north. The 2 bedroom duplexes would all benefit from a 4.5 sq. m. balcony off the kitchen / dining room and a 10 sq. m. balcony off the living room to the south. The 1 bedroom homes at second, third and fourth floors on either end of the building would have access to 5.5 sq. m. balconies. As such, all but 6 of the 34 homes would have access to private amenity space of over 10 sq. m as the building has been designed to follow a similar footprint to the existing building on site. The shortfall of 27 sq. m. for the 1 bedroom homes would be offset within the communal amenity space provided. The provision of amenity space therefore complies with the requirements set out in the 2015 Technical Update to the Residential Design Standards SPD 2011.

### Racine



45. The replacement Racine block would provide 24 dwellings, comprising 4 x 1 bedroom, 6 x 2 bedroom, 7 x 3 bedroom and 7 x 4 bedroom homes. 4 bedroom duplexes are proposed across ground and first floors, with a 1 bedroom flat to the east of the ground floor, 2 bedroom flats to the east and west of the first floor and a 1 bedroom flat also to the east of the first floor. 3 bedroom duplexes are proposed across second and third floors, with 2 bedroom flats to the east and west of the second and third floors and 1 bedroom flats also to the east of the second and third floor.
46. All of the dwellings would be dual aspect with windows facing both north and south. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
47. All of the dwellings would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
48. The ground and first floor duplexes would all benefit from 11.5 sq. m. front gardens, rear gardens ranging from 17 sq. m. to 48 sq. m. and balconies of 11.5 sq. m. The 2 bedroom flats on either end of the building at first, second and third floors would all have access to 6 sq. m. balconies. This provision is below the ideal 10 sq. m. standard set out in the 2015 Technical Update to the Residential Design Standards SPD as the building has been designed to follow a similar footprint to the existing building on site and therefore the flats within the proposal would only have access to one balcony each, whereas the duplexes would have access to two separate balconies. The shortfall would be offset within the communal amenity space. The second and third floor duplexes would all benefit from two separate 11.5 sq. m. balconies. As such, all future occupiers would have access to private external amenity space.

#### Garage site



49. The proposed development would provide 1 x 1 bedroom, 14 x 2 bedroom and 6 x 3 bedroom homes. 1 x 1 bedroom dwellings and 2 x 2 bedroom units are proposed at ground floor. The layout is then repeated from first to sixth floors providing 2 x 2 bedroom units and 1 x 3 bedroom unit at each floor.
50. All of the units would be at least dual aspect. The units to the north and south of the building would be triple aspect, providing future occupiers with a high quality of accommodation. Every habitable room would benefit from vertical windows for daylight, sunlight and outlook.
51. All of the units would comply with minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both GIA and individual room sizes.
52. The ground floor units would benefit from gardens of 25 sq. m., 54 sq. m. and 77 sq. m. On the upper floors of the building the three replicated units would benefit from balconies of 9 sq. m., 10 sq. m. and 15 sq. m. All of the units would therefore have access to private amenity space, with the 3 bedroom units having at least 10 sq. m.

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

53. The proposed replacement blocks generally follow the same footprint as the existing buildings which appropriately preserves the relationship of the surrounding buildings to the central gardens within the estate and is therefore supported.
54. The proposed Racine block, as shown in the image below, would be split into 2 separate buildings with a gap between leading to the gardens of the Camberwell College of Arts, and appropriately formalising the pedestrian routes and allowing views through.



55.



56.



57. The proposed Florian block would also follow a similar footprint to the existing building on site, although would be re-arranged so that the main entrances are from the central gardens, with private amenity space on the south side of the building. This arrangement would help create more activity along the central gardens.

58.



59. The wedge shape of the building would successfully create an effective visual gateway to the estate, as shown in the image below, and would further activate the existing estate road.

60.



61. The proposed Florian and Racine buildings are higher than the single storey bungalows they replace, however would remain much lower than the adjacent slab blocks and thus would preserve the original spatial concept of the estate. The replacement Florian block at, 5 storeys, would sit at the same height as the mid height buildings on the estate, including the Florian shop units directly adjacent. The proposed 5 storey block would hide views to a mix of non-descript buildings



behind. The replacement Racine block would sit lower at be 4 storeys. The proposal for 4 and 5 storey buildings is a sensible and well designed for the development on this estate.

62. The main architectural concept for the facades of the proposed Florian and Racine blocks is an applied grid of continuous balconies, with alternating access decks and amenity decks serving stacked maisonettes on different floors. This pays homage to the primary and secondary grids of the large point blocks on the estate which is acceptable and would produce attractive architecture. The garage block would have windows punched into façades, rather than a gridded cladding system, which is considered an acceptable aesthetic given the site's gateway location to the north east of the estate.
63. The proposed materials are a slightly rustic grey brick and contrasting galvanised metal filigree of balconies as the main feature, with contrasting panels of glazed grey green brick. The green brick relates to the green panels used on the point blocks on the wider estate. Overall, the contrast of hard shiny materials with the rustic brick would be attractive and would fit well within the immediate context. A condition has been recommended for full details of materials to be submitted.
64. The Sceaux Gardens Estate is a fine example of 1950s estate planning and architecture and falls within the Sceaux Gardens Conservation Area. The placement of buildings around the gardens was very deliberate with low terraces of bungalows on the north and south sides (Florian and Racine blocks) to preserve a sense of space and light, juxtaposed with the higher point blocks at the narrower east and west ends of the gardens. The architecture of the bungalows was very crisp and deliberate, and clearly part of an overall design concept.
65. The replacement of the Florian and Racine blocks with higher buildings would affect the original concept and spatial qualities of the estate to some extent. The harm is reduced by previous alterations of the existing Florian and Racine Blocks. In addition, the central gardens would remain a large space which would not feel unduly enclosed by the larger scale of blocks now proposed. Nevertheless a degree of harm would occur the deliberate and special character of the estate as designed which forms part of the Sceaux Gardens Estate Conservation Area.
66. Paragraph 202 of the National Planning Policy Framework 2021 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals. It is considered that the demolition and replacement of the Florian and Racine blocks would result in a small degree of harm to the conservation area, however this would be less than substantial. The proposal would significantly improve the estate, including the central gardens and would make a more efficient use of land to provide 79 social rented homes as part of the Council's commitment to delivering housing. It is therefore deemed that the degree of harm is outweighed by the public benefits of the proposal.
67. The proposed height, scale and massing are all considered appropriate within the context of the Sceaux Gardens Estate, as well as the wider area. The detailed design of the proposed buildings is also supported and again would integrate well with the existing estate buildings. Whilst the proposal would result in a small degree of harm to the conservation area, the impact would be less than substantial

and is outweighed by the high quality design and social benefits.

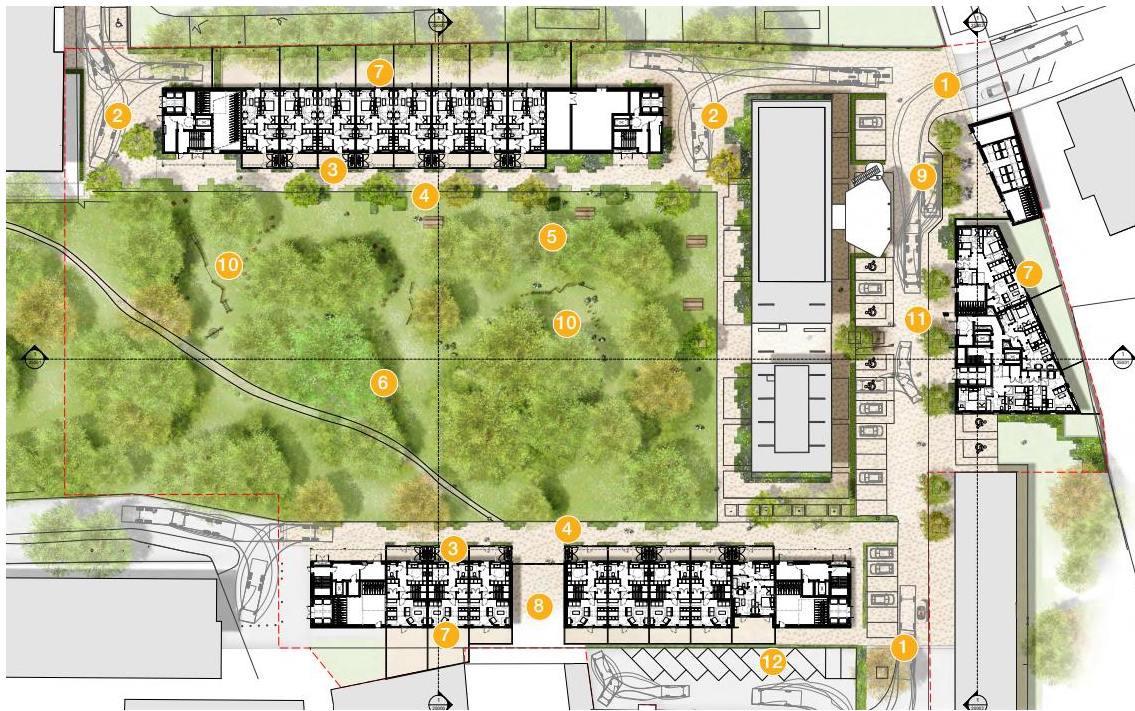
## **Trees**

68. The proposed development would require the removal of three Category B trees and three Category C trees, as well as one Category U tree. The London plane (T50) is considered acceptable for removal as it has been downgraded to Category B1 on the basis that prior management and growth do not merit inclusion of the tree into Category A, and the removal would be mitigated by new planting on a like for like stem diameter basis. This is necessary due to the close proximity of the existing tree to the proposed buildings. Two European lime trees (T39 and T40) would conflict with a proposed service vehicle route required to supply the Florian block and therefore would need to be removed. It is not feasible for trees of these diameters (845mm and 470mm) to be replanted on site and as access cannot be provided elsewhere the trees fall under the compensatory element of the NPPF Mitigation Hierarchy. As such, a financial contribution at a CAVAT value of £195,368 is to be secured via legal agreement based solely on the removal of the two European lime trees (T39 and T40). The other losses would be mitigated through on-site replacement planting at a total stem girth of 448cm. Conditions have been recommended to secure the replacement planting, for an Arboricultural Method Statement to be submitted and for site supervision to take place.

## **Outdoor amenity space, children's playspace and public open space**

69. The Sceaux Gardens Estate already benefits from significant open spaces in the form of the central gardens. The redevelopment of the Florian block would remove the communal amenity space associated with the existing residential dwellings to provide an additional 1,150 sq. m. of public accessible open space as part of the central gardens. This area includes soft landscaping, extensive tree coverage and footpaths. Future occupiers of the proposed development would be able to make use of this area and it would also be extended and improved for existing residents of the estate. The proposed landscaping is shown below.

70.



### Landscaping

- 1 Vehicle Entrance - raised table to slow incoming traffic
- 2 Shared Surface space - entrance squares into gardens and vehicle turning space
- 3 Front gardens to residential units
- 4 Pedestrian route along gardens and providing access to ground floor units
- 5 Communal garden space
- 6 Existing central green space retained
- 7 Rear gardens to ground floor units
- 8 South London Gallery entrance
- 9 Delivery zone
- 10 Play space within central gardens
- 11 New trees along estate road
- 12 New parking area

71. According to the GLA population yield calculator it is expected that the proposed development would result in a yield of 83.9 children, of which 62 would be ages 0 – 11. The proposal therefore seeks to integrate playspace within the central gardens for ages 0 – 11. This is considered an appropriate response to the existing area as the proposal would enhance the central gardens for both existing residents and future occupiers of the proposed development.

72. The child yield of ages 12+ is calculated as 21.9, however as the focus of the proposal is on both retaining and improving the central gardens for the local community it is not felt that playspace for ages 12+ would be appropriate within this area. Playspace for ages 12+ would disrupt the character of the central gardens. As such, a financial contribution of £33,069 which would be used to improve facilities at the Central Venture Park which is about 300m walking distance to the east on Commercial Way. The existing basketball court within

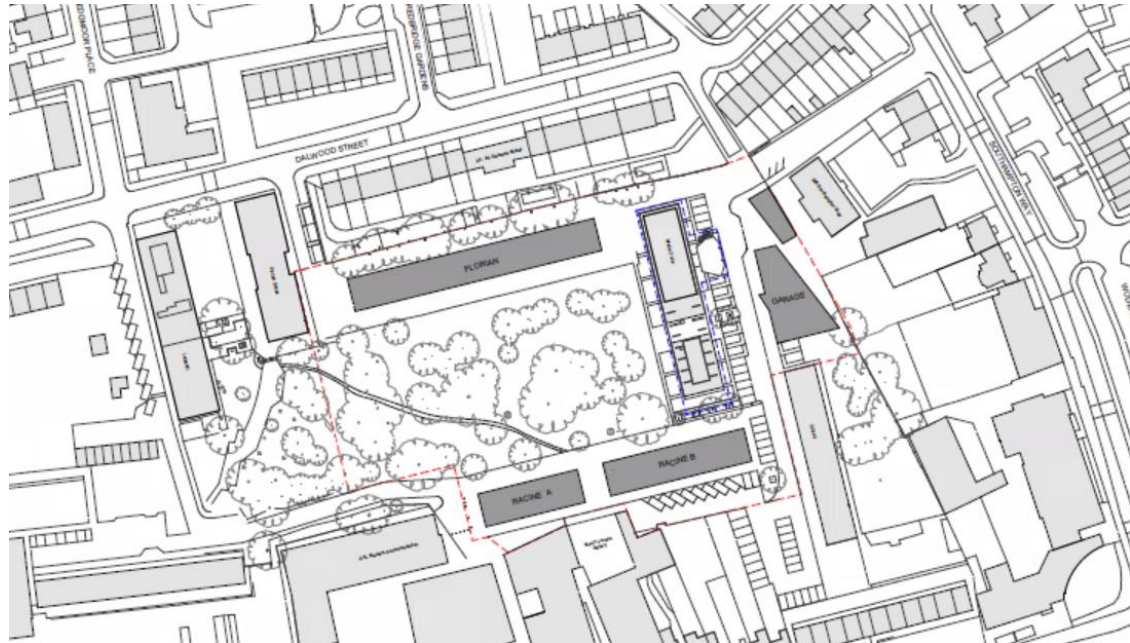


Central Venture Park is in need of upgrading with new surfacing, hoops, fencing and spectator seating.

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

### *Overlooking and privacy*

73.

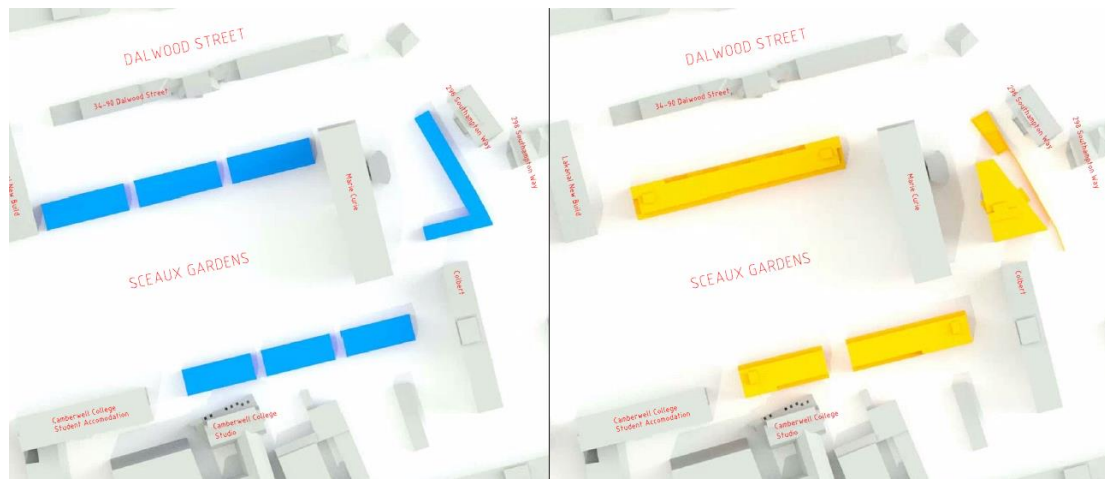


Site plan

### Florian

74. The proposed Florian block would follow a similar footprint to the existing building on site. The separation distance to 34 - 90 Dalwood Street to the north would be 22m, whilst the separation distance to the Racine block to the south, across the communal gardens, would be 63m. Both distances exceed the 21m minimum set out within the 2015 Technical Update to the Residential Design Standards SPD 2011. The separation distance to the Florian shops building to the west would be 15m and to Marie Curie to the east would be 14m. This would be an improvement on the existing separation distances of 3m to 4m, as represented in the visual below. The proposed redevelopment of the Florian block would not give rise to the potential of any additional overlooking and privacy impacts.

75.



### Racine

76. The proposed Racine redevelopment would provide two separate blocks, which would again follow a similar footprint to the existing block. A separation distance between the two buildings of 8.10m would exist, with no windows on these elevations. To the west, a separation distance of 14m would exist to the UAL Student Accommodation building, and to the east a separation distance of 16.3m would exist to Colbert. Residential properties to the south are over 50m away from the proposed building, with the exception of the South London Gallery, which is not residential in land use. Again, this would be the same as the existing situation and therefore would not give rise to any additional overlooking and privacy impacts.

### Garage site

77. The proposed building on the garage site would have windows on all elevations. The separation distance to Colbert to the south would be 9.1m, however Colbert only has windows facing east and west which do not overlook the application site. The Marie Curie building would be approximately 20m to the west and this distance is only slightly below the 21m distance deemed appropriate in the 2015 Technical Update to the Residential Design Standards SPD 2011. No. 296 and 298 Southampton Way form a care home located to the north east of the garage site. The proposed residential building has been designed to decrease in width to the north to reduce any potential impacts on the care home. This creates separation distances ranging from approximately 15m to over 23m. Further to the south of the site, residential properties on Southampton Way to the east are located over 50m away. It is considered that the proposed development has been appropriately designed in terms of its footprint in order to manage potential privacy impacts.

### *Daylight, sunlight and overshadowing*

78. A Daylight and Sunlight Assessment has been submitted which considers the impacts of the proposed development on Colbert, 296 and 298 Southampton Way, Marie Curie, Lakanal House, Lakanal new build, 34-90 Dalwood Street, Camberwell College student accommodation and Camberwell College studios. The results show the Vertical Sky Component (VSC); the impact on VSC, in line with BRE guidance, is considered acceptable in the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). The assessment shows the percentage loss of No Sky Line (NSL) whereby BRE guidance notes that a reduction of 0.8 times may be deemed to adversely affect daylight. The

assessment also includes an Annual Probable Sunlight Hours (APSH) analysis and overshadowing analysis.

### Colbert

79. The assessment finds the following impacts on Colbert:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
128	128	0	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
68	68	0	0	0

80. The assessment finds that no windows would experience a VSC reduction of more than 20% and similarly, no rooms would experience a NSL reduction of more than 20%. Colbert therefore would not experience any noticeable impacts in terms of daylight as a result of the proposed development. All rooms would also meet BRE guidance in terms of APSH.

### 296 Southampton Way

81. The assessment finds the following impacts on 296 Southampton Way:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
32	17	7	7	1
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
31	17	2	3	9

82. 15 windows would fail to meet BRE guidance in terms of VSC, whilst 17 would comply with BRE guidance. Of those that fail, 7 windows would experience reductions of 20 – 30% (0.7 to 0.8); two of these windows are at ground floor (0.7 and 0.72), two are at first floor (0.72 and 0.75) and three are at second floor (0.73 and 2 x 0.79). 7 windows would experience reductions of 30 – 40% and 1 would experience a more noticeable impact of 40%+. In this urban location this level of impact would not be significant. Of the 31 rooms assessed 17 would comply with BRE guidance in terms of NSL.

### 298 Southampton Way

83. The assessment finds the following impacts on 298 Southampton Way:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
6	4	2	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
5	1	1	2	1

84. 2 windows out of 6 would fail to meet BRE guidance in terms of VSC, although the losses would only be marginally below BRE guidance at 20 – 30%, meaning the impacts would not be significantly noticeable. 4 rooms would also fail to meet BRE guidance in terms of NSL. Notwithstanding this, as the impacts on VSC would not be significant it is considered that the impacts on 298 Southampton Way would not be detrimental to existing living accommodation.

Marie Curie

85. The assessment finds the following impacts on Marie Curie

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
489	363	27	35	64
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
171	171	3	0	0

86. 363 windows out of the 489 assessed within Marie Curie would comply with BRE guidance in terms of VSC. As such, 126 windows would experience proportional reductions in VSC below BRE guidance. Notwithstanding this, 171 rooms out of 174 would comply with BRE guidance in terms of NSL. This means that 3 rooms would experience a slight loss in daylight levels, experiencing proportional reductions of 0.77 and 0.79 which are only slightly below BRE guidance of 0.8. These slight impacts on 3 rooms are not considered unacceptable.

Lakanal House

87. The assessment finds the following impacts on Lakanal House:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
249	247	1	1	0
No Sky Line (NSL) reduction				
Rooms	Pass	20-30%	30-40%	40%+
91	91	0	0	0

88. 2 windows would experience VSC reductions over 20%, however all rooms within the building would comply with BRE guidance in terms of NSL. There would therefore be no noticeable impacts on daylight received by the rooms within Lakanal House.

Lakanal new build

89. The assessment finds the following impacts on Lakanal new build:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
26	26	0	0	0

No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
12	12	0	0	0

90. The assessment finds that no windows would experience a VSC reduction of more than 20% and similarly, no rooms would experience a NSL reduction of more than 20%. The new build therefore would not experience any unacceptable impacts in terms of daylight as a result of the proposed development.

#### 39 – 40 Dalwood Street

91. The assessment finds the following impacts on 39 – 40 Dalwood Street:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
94	44	32	18	0
No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
90	50	15	13	12

92. 50 windows out of 94 would fail to meet BRE guidance in terms of VSC, with 32 experiencing reductions of 20 – 30% and 18 of 30 – 40% below BRE guidance, which would be more noticeable. All of the window would however still have VSC values of over 19%, which is considered appropriate within an urban London location.

#### Camberwell College of Arts student accommodation

93. The assessment finds the following impacts on Camberwell College student accommodation:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
81	80	1	0	0
No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
54	54	0	0	0

94. One window out of 80 windows would fail to meet BRE guidance in terms of VSC, although would only experience a 20 – 30% reduction on the existing VSC value which would not be a significant loss. All rooms would meet BRE guidance in terms of NSL and therefore no rooms would experience a noticeable loss of daylight.

#### Camberwell College of Arts studio spaces

95. The assessment finds the following impacts on Camberwell College studio spaces:

Vertical Sky Component (VSC) reduction				
Windows	Pass	20 – 30%	30 – 40%	40%+
23	17	1	5	0

No Sky Line (NSL) reduction				
Rooms	Pass	20 – 30%	30 – 40%	40%+
13	13	0	0	0

96. The studio spaces are not residential, however have been considered within the assessment. The assessment finds that 6 windows within the studio spaces would fail to meet BRE guidance in terms of VSC, however all rooms would comply with BRE guidance in terms in terms of NSL. The proposed development therefore would not have any unacceptable impacts on the daylight levels received by the studio spaces.

### Summary

97. Overall the proposed development would result in some minor impacts on the daylight levels received by neighbouring properties. Nos. 296 and 298 Southampton Way would experience some slight impacts on the existing daylight levels received, however these would not be significantly beyond BRE guidance. Just 3 rooms within Marie Curie, which contains 171 rooms, would experience reductions slightly higher than BRE guidance of 0.8. These impacts would not be significant. 39 - 40 Dalwood Street would also experience some impacts in terms of VSC, although with values remaining at over 19%. None of the other surrounding properties would experience any impacts on daylight or sunlight that do not comply with BRE guidance. It is therefore concluded that the proposed development would have mostly minor impacts on neighbouring properties in terms of daylight and sunlight and whilst some impacts would be more significant for the reasons set out above, overall these impacts would be acceptable.

### **Transport and highways**

98. The North Peckham Controlled Parking Zone (CPZ) provides parking control around the site weekdays from 08:30 to 18:30. Future occupiers would be restricted from obtaining parking permits within the CPZ and this would be secured via legal agreement. The proposal involves the loss of 19 existing garages, however includes the provision of 26 car parking spaces across the site, including 8 wheelchair accessible parking spaces. Car parking and its management can be a significant issue on estates for existing communities. The provision of replacement spaces for the redeveloped garages is for existing estate residents, whilst the wheelchair accessible spaces are available for new residents. In accordance with planning policy, 5 of the car parking spaces and 1 of the wheelchair accessible parking spaces would have active electric vehicle charging points. It is expected that the proposal would generate some 6 and 9 net additional two-way vehicle movements in the morning and evening peak hours, respectively, and 18 two-way service vehicle movements per day. It is considered that these levels of vehicular traffic would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads.
99. A vehicle tracking diagram has been provided showing appropriate access to the proposed buildings, which is an improvement on the existing arrangement. A condition has also been recommended for a Construction Management Plan to be submitted. This would ensure that the construction phase would not significantly

impact on the surrounding highways in terms of traffic and or on surrounding residents in terms of noise and dust.

100. The development would provide 141 cycle parking spaces for the residential dwellings across the three separate buildings, in accordance with the requirements of the London Plan. All cycle storage areas would be secure, weatherproof and easily accessible for future occupiers of the buildings, either within communal areas or private gardens. This provision includes 24 private cycle store, 86 double stacked spaces, 28 Sheffield stands, 1 cargo space and 2 wheelchair accessible spaces. 12 visitor spaces are also proposed. A condition has therefore been recommended for the cycle parking to be provided in accordance with the details already submitted.
101. Refuse storage is proposed at ground floors of the Florian and Racine blocks and within a separate building for the garage site. The proposed refuse storage meets quantity requirements and are in appropriate locations for collection. A condition has been recommended for the refuse storage to be provided in accordance with the details already submitted.

### **Energy and sustainability**

102. The energy assessment has been carried out in accordance with the energy hierarchy 'Be Lean, Be Clean, Be Green' of the London Plan. In seeking to 'Be Lean' the proposal includes active enhancements of connection to a communal heating system, the installation of mechanical ventilation with heat recovery and the use of 100% low energy lighting. The existing South East London Combined Heat and Power (SELCHP) network is to be extended and will run adjacent to the site. The programme anticipates that delivery will take place in 2022 at which point heat will be available. Connection to this future network is to be secured via unilateral undertaking in seeking to 'Be Clean', however if connection were to not be available when the proposal is to be occupied then temporary gas boilers would be provided to serve the communal heating system on site until connection becomes available. Full details of the proposed temporary boiler flues have been submitted and are considered appropriate. In seeking to 'Be Green' the assessment also recommends the use of photovoltaic panels (PVs) on the Racine and Florian blocks which have been shown on the proposed plans.
103. The proposed development would achieve a 78% carbon reduction over the Part L 2013 baseline emissions. In accordance with planning policy, a financial contribution of £48,890 would be secured via legal agreement to offset carbon emissions.

### **Ecology and biodiversity**

104. The proposed development would achieve Urban Greening Factor of 0.52, which exceeds the 0.4 requirement as set out within the London Plan. This is achieved through the provision of trees, extensive green roofs, planting, hedges and soft landscaping across the site. A condition has been recommended for full details of a hard and soft landscaping scheme to be submitted.

105. The Preliminary Ecological Assessment has been reviewed by Southwark's Ecologist and is considered acceptable. Furthermore, no bat roosts were identified during the last survey on site. It is therefore considered that the proposed development would have no significant ecological impacts. Conditions have been recommended for details of biodiverse roofs, 14 integral bat bricks and 18 integral swift bricks to be submitted.

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

106. On the basis of information provided, Thames Water advised that with regard to the water network and water treatment infrastructure capacity, they did not have any objection to the application.
107. The application site is located within Flood Risk Zone 1 as outlined by the Environment Agencies flood map. The submitted flood risk assessment finds that the application site is at low risk of flooding from rivers or the sea. The Environment Agency were consulted on the application and have raised no objections to the proposal in terms of flood risk. Furthermore, the proposed development would decrease the overall amount of impermeable surface and therefore reduce surface water run-off. The Annual Exceedance Probability (AEP) in 100 year storm l/s for Florian site is currently 16.5 and this would reduce to 0.4, for Racine it is currently 13.5 and would reduce to 0.3, and for the garage site it is currently 11.0 and would reduce to 0.3. Surface water would be discharged to the Thames Water sewer on Dalwood Street in line with the existing arrangements.

### **Air quality**

108. The applicants have provided an Air Quality Assessment with the application which has been reviewed by the Council's Environmental Protection Team. The proposal would not result in any impacts on the air quality of the surrounding residents and that the future residents of the site would not be subject to harmful levels of air quality. The development would be air quality neutral.

### **Fire safety**

109. Policy D12 of the London Plan outlines that for all major developments a fire statement should be provided which sets out how the development will function in terms of the following:
- 1) The building's construction: methods, products and materials used, including manufacturers' details.
  - 2) The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.
  - 3) Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans



- 4) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.
- 5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.
- 6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
110. A fire statement has been submitted within the design and access statement which outlines that the buildings would be constructed using in-situ reinforced concrete structural frames and that external walls will be formed using metal structural framework for the inner leaf and facing brickwork for the external leaf, with the use of non-combustible insulation. The use of non-combustible materials would minimise the risk of any fire spreading. It also notes that the green roofs will require maintenance to ensure that they do not dry out to become a potential source of ignition for fire spread. The statement sets out the means of escape, both within the flats and maisonettes and from within common areas. It details how the proposed external access decks are designed in order to be appropriate means of escape in the event of a fire. Escape signage would be provided.
111. Active fire safety measures include the provision of sprinkler systems, a fire-fighting lift and a mechanical smoke extract shaft to common corridors within the garage block due to its height, fire detection and alarm systems within flats and ancillary spaces, stores, plant and refuse rooms and emergency lighting. The proposed buildings would be accessible by fire service personnel as the separate sites are already served by existing roads providing access for emergency service vehicles; a vehicle swept path analysis has been provided in support. The proposal would provide dry risers within the stair cores of all buildings, with the stair cores and lobbies designed for use by fire personnel. Emergency power supplies would also be available.
112. The submitted fire strategy accords with the requirements of Policy D12 of the London Plan and a condition has been recommended for the development to be carried out in accordance with the recommendations of the report.

### **Planning obligations (Unilateral undertaking)**

113. Saved Policy 2.5 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- 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

114. Planning obligation	Mitigation	Applicant's position
<b>Local Economy and Workspace</b>		
Local economy: Construction phase jobs/ contributions	17 jobs lasting a minimum 26 weeks for unemployed Southwark residents	Agreed
Local economy: Construction phase employment, skills and business support plan	17 Southwark residents trained in pre or post-employment short courses  4 new apprenticeship start or in work NVQs	Agreed
<b>Housing, Viability and Amenity Space</b>		
Affordable Provision	100% social rent on site - 79 units of 21 x 1 bed, 38 x 2 bed, 13 x 3 bed and 7 x 4 bed	Agreed
Wheelchair housing provision	8 wheelchair units on site - 2 x 2 bed and 6 x 3 bed	Agreed
Play space	£33,069 financial contribution for ages 12+ playspace	Agreed
<b>Transport and Highways</b>		
Parking permit restriction	Future occupiers to be restricted from CPZ permit	Agreed
<b>Energy, Sustainability and the Environment</b>		
Connection to (or futureproofing for connection to) district CHP	Futureproof for connection to SELCHP District Heat Network	Agreed
Carbon offset fund	£48,890 carbon offset contribution	Agreed
Precautionary tree loss offset	£195,368 CAVAT payment for tree removal	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum	Agreed

115. In the event that an agreement has not been completed by 02/05/2022, the committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed unilateral undertaking there is no mechanism in place to mitigate the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy 2011, Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021 and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

### **Mayoral and borough community infrastructure levy (CIL)**

TO BE CONFIRMED

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

### **Community involvement and engagement**

126. The applicants have submitted a community engagement summary with the application as well as providing further information of the community consultation that has been undertaken prior to the submission of the planning application within the Design and Access Statement.
127. The submitted information outlines the level of community engagement undertaken. In addition, drop-in meetings were held on 27/09/2016, 20/04/2018, 15/05/2021 and 20/05/2021 to discuss the proposals. A residents meeting was also held on 07/09/2017 to discuss the phasing of construction.
128. Regular project group meetings have been held since 2016. Pre-application meetings were held with the Council's Planning Department on 28/04/2017 and 12/04/2021. The proposals were taken to the Design and Review Panel on 08/05/2017 and were presented to Councillors on 22/04/2021.

### **Consultation responses from external and statutory consultees**

129. Met Police:  
The development could achieve the security requirements of Secured by Design and advise that a condition should be attached.

Officer response:

A condition has been included within the recommendation.

130. Environment Agency:

No objection subject to conditions relating to contamination, piling and surface water drainage.

Officer response:

Conditions have been included within the recommendation.

131. Thames Water:

With regard to waste water network and sewage treatment works infrastructure capacity, Thames Water raise no objection to the application. Advise a condition relating to water infrastructure.

Officer response:

A condition has been included within the recommendation.

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

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

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

134. 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.

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

136. An Equalities Impact Assessment has been submitted with the application as the proposals would involve the loss of 19 existing garages. It notes that existing garages renters would be offered garages to let in the local area. As of May 2021 there were 103 Council garages within 200m of the Sceaux Gardens estate; 31 are occupied and 31 have recently been refurbished and are available for occupation.
137. Lack of access to affordable housing disproportionately effects people from non white ethnic backgrounds. The provision of a 100% affordable housing development would have a positive impact on people with protected characteristics.

### **Human rights implications**

138. 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.
139. This application has the legitimate aim of providing new Council homes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Positive and proactive statement**

140. 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.
141. 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.

### **142. 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
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## CONCLUSION

143. The proposal seeks the redevelopment of the existing Florian and Racine blocks and the garage site on the Sceaux Gardens estate. It would provide a total of 79 new council homes at social rent as part of the Council's commitment to delivering housing. The proposed design is considered appropriate within the immediate context and would not adversely impact on the character of the conservation area. It would not result in any overlooking and privacy impacts to existing residents or give rise to any unacceptable impacts on daylight and sunlight levels received. The scheme would improve the estate, especially by adding to the central gardens and providing playspace.
144. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a unilateral undertaking.

## BACKGROUND INFORMATION

### Background Documents

Background Papers	Held At	Contact
Site history file 2828-B Application file 21AP1866 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

### Appendices

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy

Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation/publicity undertaken
Appendix 5	Consultation responses received

## Audit Trail

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Abbie McGovern Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	14 October 2021	
<b>Key Decision</b>	No	
<b>Consultation with Other Officers / Directorates / Cabinet Member</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		20 October 2021

## Appendix 1: Recommendation (draft decision notice)

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Coral Mitchell London Borough of Southwark	<b>Reg. Number</b>	21/AP/1866
<b>Application Type</b>	Local Authority Development		
<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	2828-B

### Draft of Decision Notice

#### For the following development:

Redevelopment of existing single storey bungalows at Racine and Florian and an existing garage site to create 79 new homes for social rent within 3 blocks with associated landscaping and childrens play space.

Florian, Racine And Garage Site Sceaux Gardens London Southwark

#### In accordance with application received on 1 June 2021 and Applicant's Drawing Nos.:

Plans

FLORIAN - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10100 received 09/06/2021

FLORIAN - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10101 received 09/06/2021

FLORIAN - PROPOSED FOURTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10102 received 09/06/2021

RACINE - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10200 received 09/06/2021

RACINE - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10201 received 09/06/2021

RACINE - PROPOSED ROOF PLAN A717-WWP-ZZ-ZZ-DR-A-10202 received 09/06/2021

GARAGE - PROPOSED GROUND - SIXTH FLOOR AND ROOF PLANS A717-WWP-



ZZ-ZZ-DR-A-10300 received 09/06/2021

PROPOSED SITE PLAN A717-WWP-ZZ-00-DR-A-00201 A received 21/09/2021

FLORIAN - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20000 B received 04/10/2021

FLORIAN - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20001 received 01/06/2021

FLORIAN - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20002 received 01/06/2021

RACINE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20010 received 01/06/2021

RACINE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20011 B received 04/10/2021

RACINE BLOCK A - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20012 received 01/06/2021

RACINE BLOCK B - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20013 received 01/06/2021

GARAGE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20020 received 01/06/2021

GARAGE - PROPOSED EAST ELEVATION A717-WWP-ZZ-XX-DR-A-20021 received 01/06/2021

GARAGE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20022 received 01/06/2021

GARAGE - PROPOSED WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20023 received 01/06/2021

PROPOSED SECTION A A717-WWP-ZZ-XX-DR-A-25000 received 01/06/2021

PROPOSED SECTION B A717-WWP-ZZ-XX-DR-A-25001 received 01/06/2021

PROPOSED SECTION C A717-WWP-ZZ-XX-DR-A-25002 received 01/06/2021

10.7m REFUSE VEHICLE SWEPT PATH ANALYSIS 65202776-SWE-ZZ-XX-DR-TP-0001 P02 received 21/09/2021

#### Other Documents

TRANSPORT STATEMENT received 09/06/2021

MATERIAL PALETTE A717-WWP-ZZ-XX-DR-A-20050 received 01/06/2021

FLORIAN ENTRANCE SQUARE VISUALISATION A717-WWP-ZZ-XX-RN-A-30000 received 01/06/2021

FLORIAN CORNER VISUALISATION A717-WWP-ZZ-XX-RN-A-30001 received

01/06/2021

FLORIAN GARDEN VIEW VISUALISATION A717-WWP-ZZ-XX-RN-A-30002  
received 01/06/2021

RACINE BLOCK VISUALISATION A717-WWP-ZZ-XX-RN-A-30003 received  
01/06/2021

SCEAUX GARDENS ESTATE ENTRANCE VISUALISATION A717-WWP-ZZ-XX-RN-  
A-30004 received 01/06/2021

GARAGE BLOCK VISUALISATION A717-WWP-ZZ-XX-RN-A-30005 received  
01/06/2021

REPORT ON DAYLIGHT AND SUNLIGHT REPORT received 01/06/2021

REPORT ON RIGHTS OF LIGHT received 01/06/2021

INITIAL SITE UTILITIES APPRAISAL received 01/06/2021

NOISE REPORT received 01/06/2021

ENGAGEMENT SUMMARY received 01/06/2021

OVERHEATING VENTILATION CONDITION ASSESSMENT received 01/06/2021

FLOOD RISK ASSESSMENT & SURFACE WATER DRAINAGE STRATEGY  
received 01/06/2021

DESIGN AND ACCESS STATEMENT received 01/06/2021

DOMESTIC ENERGY CONSUMPTION AND CO2 ANALYSIS received 01/06/2021

EQUALITIES IMPACT ASSESSMENT received 01/06/2021

FINANCIAL VIABILITY STATEMENT received 01/06/2021

Document received 01/06/2021

PHASE 1 CONTAMINATION ASSESSMENT REPORT received 01/06/2021

PRELIMINARY ECOLOGICAL ASSESSMENT received 01/06/2021

BAT EMERGENCE/ACTIVITY SURVEY received 01/06/2021

SELCHP DISTRICT HEATING NETWORK - INFORMATION FOR DEVELOPERS  
received 01/06/2021

ENERGY STATEMENT received 01/06/2021

HERITAGE STATEMENT received 01/06/2021

SERVICING & REFUSE MANAGEMENT PLAN received 01/06/2021

ARBORICULTURAL IMPACT ASSESSMENT received 01/06/2021

AIR QUALITY ASSESSMENT received 01/06/2021

## **Time limit for implementing this permission and the approved**

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

FLORIAN - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10100 received 09/06/2021

FLORIAN - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10101 received 09/06/2021

FLORIAN - PROPOSED FOURTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10102 received 09/06/2021

RACINE - PROPOSED GROUND AND FIRST FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10200 received 09/06/2021

RACINE - PROPOSED SECOND AND THIRD FLOOR PLANS A717-WWP-ZZ-ZZ-DR-A-10201 received 09/06/2021

RACINE - PROPOSED ROOF PLAN A717-WWP-ZZ-ZZ-DR-A-10202 received 09/06/2021

GARAGE - PROPOSED GROUND - SIXTH FLOOR AND ROOF PLANS A717-WWP-ZZ-ZZ-DR-A-10300 received 09/06/2021

PROPOSED SITE PLAN A717-WWP-ZZ-00-DR-A-00201 A received 21/09/2021

FLORIAN - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20000 B received 04/10/2021

FLORIAN - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20001 received 01/06/2021

FLORIAN - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20002 received 01/06/2021

RACINE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20010 received 01/06/2021

RACINE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20011 B received 04/10/2021

RACINE BLOCK A - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20012 received 01/06/2021

RACINE BLOCK B - PROPOSED EAST AND WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20013 received 01/06/2021

GARAGE - PROPOSED NORTH ELEVATION A717-WWP-ZZ-XX-DR-A-20020 received 01/06/2021

GARAGE - PROPOSED EAST ELEVATION A717-WWP-ZZ-XX-DR-A-20021 received 01/06/2021

GARAGE - PROPOSED SOUTH ELEVATION A717-WWP-ZZ-XX-DR-A-20022  
received 01/06/2021

GARAGE - PROPOSED WEST ELEVATION A717-WWP-ZZ-XX-DR-A-20023  
received 01/06/2021

PROPOSED SECTION A A717-WWP-ZZ-XX-DR-A-25000 received  
01/06/2021

PROPOSED SECTION B A717-WWP-ZZ-XX-DR-A-25001 received  
01/06/2021

PROPOSED SECTION C A717-WWP-ZZ-XX-DR-A-25002 received  
01/06/2021

Reason:

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

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

Reason:

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

### **Permission is subject to the following Pre-Commencements**

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

- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land) and 12 (Achieving well-designed places) of the National Planning Policy Framework 2021, Policy G7 (Trees and Woodlands) of the London Plan 2021, Policies SP11 (Open spaces and wildlife), SP12 (Design and conservation) and SP13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

5.
  - a) Prior to the commencement of any development except for demolition, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
  - b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after

remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

Reason:

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

### **Permission is subject to the following Grade Conditions**

6. Before any above grade work hereby authorised begins, details of security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

7. Prior to occupation of the development hereby approved, details of 18 Swift nesting bricks and 14 bat bricks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The details approved 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.

Reason:

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

9. Prior to above grade works, full details of all proposed tree planting (total stem girth of 448cm) shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with 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.

10. Prior to above grade works details of the materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework 2021, Policy D4 (Delivering good design) of the London Plan 2021, Strategic Policy 12 (Design and conservation) of The Core Strategy 2011 and Saved Policies: 3.12 (Quality in design) and 3.13 (Urban design) of The Southwark Plan 2007.

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

- \* biodiversity based with extensive substrate base (depth 80-150mm);
- \* laid out in accordance with agreed plans; and
- \* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roofs 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 roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans, and once the green

roof is completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan 2021, Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011 and Saved Policy 3.28 (Biodiversity) of the Soutwark Plan 2007.

12. 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 the National Planning Policy Framework 2021, Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green infrastructure, G5 (Urban greening) and G7 (Trees and Woodlands) of the London Plan 2021, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.12 (Quality in design), 3.13 (Urban

design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

**Permission is subject to the following Compliance Condition(**

12. The development hereby approved shall be carried out in accordance with the Servicing & Refuse Management Plan 66201707-SWE-ZZ-XX-RP-TP-0002 Rev 01 dated 17/05/2021 and drawing no. 65202776-SWE-ZZ-XX-DR-TP-0001 Rev P02 10.7m Refuse Vehicle Swept Path Analyses dated 19/08/2021.

Reason:

To ensure appropriate servicing and that 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 Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework 2021, Policy D4 (Delivering good design) and Policy T7 (Deliveries, servicing and construction) of the London Plan 2021, Strategic Policies 2 (Sustainable transport) and 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.7 (Waste reduction) and 5.2 (Transport impacts) of the Southwark Plan 2007.

13. Before the first occupation of the buildings, the cycle storage facilities as shown on drawing Vehicle and Cycle Parking Scheme as proposed A717-WWP-ZZ-00-DR-A-00205 dated 07/23/21 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.

14. Before the first occupation of the building hereby permitted, the refuse storage

arrangements shall be provided as detailed on drawings Florian – Ground and First Floor Plan A717-WWP-ZZ-ZZ-DR-A-10100 dated 05/19/21, Racine – Ground and First Floor Plan A717-WWP-ZZ-ZZ-DR-A-10200 dated 05/19/21 and Garage – Ground, Typical Floor and Roof Plan A717-WWP-ZZ-ZZ-DR-A-10300 dated 05/19/21 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.

### **Permission is subject to the following Special Conditions**

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with 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, Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan 2021, Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of The Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in design), 3.13 (Urban design) and 3.28 (Biodiversity) of The Southwark Plan 2007.

16. No construction shall take place within 5m of the water main. If necessary, information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

To ensure that the proposed development does not adversely impact on local underground water utility infrastructure in accordance with Policy SI 5 (Water infrastructure) of the London Plan 2021.

17. No drainage systems for the infiltration of surface water drainage in to the ground are permitted unless submitted to and approved in writing by the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework 2021, Policy SI 13 (Sustainable drainage) of the London Plan 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.9 (Water) of the Southwark Plan 2007.

18. The development hereby approved shall be carried out in accordance with the Fire Statement in Section 8 of the Design and Access Statement 717-WWP-ZZ-XX-RP-A-01000 dated May 2021.

Reason:

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

## Informatives

1. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

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

2. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>.

## Appendix 2: Relevant planning policy

### Adopted Planning Policy

#### National Planning Policy Framework (the Framework) 2021

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 8– Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making efficient use of land

Section 12 Achieving well designed places

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

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

#### London Plan 2021

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

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications  
Policy H6 Affordable housing tenure  
Policy H7 Monitoring of affordable housing  
Policy H10 Housing size mix  
Policy S4 Play and informal recreation  
Policy HC1 Heritage conservation and growth  
Policy G1 Green infrastructure  
Policy G6 Biodiversity and access to nature  
Policy G7 Trees and woodlands  
Policy SI 1 Improving air quality  
Policy SI 2 Minimising greenhouse gas emissions  
Policy SI 3 Energy infrastructure  
Policy SI 4 Managing heat risk  
Policy SI 5 Water infrastructure  
Policy SI 8 Waste capacity and net waste self-sufficiency  
Policy SI 12 Flood risk management  
Policy SI 13 Sustainable drainage  
Policy DF1 Delivery of the Plan and Planning Obligations  
Policy T2 Healthy Streets  
Policy T3 Transport capacity, connectivity and safeguarding  
Policy T4 Assessing and mitigating transport impacts  
Policy T5 Cycling  
Policy T6 Car parking  
Policy T6.1 Residential parking  
Policy T7 Deliveries, servicing and construction

#### Core Strategy 2011

Strategic Policy 1 Sustainable development  
Strategic Policy 2 Sustainable transport  
Strategic Policy 5 Providing new homes  
Strategic Policy 6 Homes for people on different incomes



Strategic Policy 7 Family homes  
Strategic Policy 11 Open spaces and wildlife  
Strategic Policy 12 Design and conservation  
Strategic Policy 13 High environmental standards

Southwark Plan 2007 (July) - saved policies

Policy 2.5 Planning obligations  
Policy 3.2 Protection of amenity  
Policy 3.4 Energy efficiency  
Policy 3.6 Air quality  
Policy 3.7 Waste reduction  
Policy 3.9 Water  
Policy 3.11 Efficient use of land  
Policy 3.12 Quality in design  
Policy 3.13 Urban design  
Policy 3.14 Designing out crime  
Policy 3.28 Biodiversity  
Policy 4.2 Quality of residential accommodation  
Policy 4.3 Mix of dwellings  
Policy 4.4 Affordable housing  
Policy 4.5 Wheelchair affordable housing  
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

Supplementary Planning Documents (SPDs)

Sustainable Design and Construction SPD 2009  
Sustainability Assessments SPD 2009  
Sustainable Transport SPD 2010  
2015 Technical Update to the Residential Design Standards SPD 2011

Affordable Housing SPD 2008 (2011 Draft)

Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015

Development Viability SPD 2016

## **Emerging Planning Policy**

### **New Southwark Plan**

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

Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

### Appendix 3: Planning history of the site and nearby sites

<b><u>Proposal</u></b>	<b><u>Status</u></b>
21/AP/0851: Complete demolition of the Florian Block	Granted
17/EQ/0094: Redevelopment of existing buildings Racine and Florian and garages to create 69 new homes for social housing.	Enquiry closed
15/AP/0294: Installation of four free-standing notice boards	Granted

## Appendix 4: Consultation/publicity undertaken

### Internal services consulted

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

### Statutory and non-statutory organisations

Environment Agency  
 Metropolitan Police Service  
 Thames Water

### Neighbour and local groups consulted

25 Mistral Sceaux Gardens London	27 Colbert Sceaux Gardens London
23 Mistral Sceaux Gardens London	25 Colbert Sceaux Gardens London
17 Mistral Sceaux Gardens London	2 Colbert Sceaux Gardens London
1 Mistral Sceaux Gardens London	Flat 5 Anthony Court 67 Sedgmoor Place
78 Lakanal Sceaux Gardens London	Flat 1 Anthony Court 67 Sedgmoor Place
66 Lakanal Sceaux Gardens London	Flat 8 41 Peckham Road London
15 Lakanal Sceaux Gardens London	Room 23 Central House Annex 33B Peckham Road
17 Florian Sceaux Gardens London	
13 Florian Sceaux Gardens London	Room 3 East House 35 Peckham Road

Flat 65 Peckham Road London

Flat 1 Dibden Southampton Way

17 Netley Dalwood Street London

Studio 258 Garden House 37A Peckham Road

Studio 242 Garden House 37A Peckham Road

Studio 238 Garden House 37A Peckham Road

Studio 236 Garden House 37A Peckham Road

Studio 231 Garden House 37A Peckham Road

Studio 216 Garden House 37A Peckham Road

Studio 188 Garden House 37A Peckham Road

Studio 183 Garden House 37A Peckham Road

Studio 167 Garden House 37A Peckham Road

Studio 164 Garden House 37A Peckham Road

Studio 161 Garden House 37A Peckham Road

Studio 152 Garden House 37A Peckham Road

Studio 135 Garden House 37A Peckham Road

Studio 99 Garden House 37A Peckham Road

Studio 95 Garden House 37A Peckham Road

Studio 93 Garden House 37A Peckham Road

Studio 88 Garden House 37A Peckham Road

Studio 76 Garden House 37A Peckham Road

Studio 69 Garden House 37A Peckham Road

Studio 59 Garden House 37A Peckham Road

Studio 53 Garden House 37A Peckham Road

Studio 48 Garden House 37A Peckham Road

Studio 45 Garden House 37A Peckham Road

Studio 36 Garden House 37A Peckham Road

Studio 30 Garden House 37A Peckham Road

Studio 22 Garden House 37A Peckham Road

Studio 15 Garden House 37A Peckham Road

Studio 11 Garden House 37A Peckham Road

Studio 9 Garden House 37A Peckham Road

Studio 7 Garden House 37A Peckham Road

Studio 4 Garden House 37A Peckham Road

Flat 18 76 Peckham Road London

7 Wodehouse Avenue London Southwark

27 Mistral Sceaux Gardens London

82 Lakanal Sceaux Gardens London

2 Voltaire Sceaux Gardens London

Flat 17 76 Peckham Road London

23 Voltaire Sceaux Gardens London

Flat 3 282 Southampton Way London	15 Colbert Sceaux Gardens London
54 Marie Curie Sceaux Gardens London	59 Marie Curie Sceaux Gardens London
48 Mistral Sceaux Gardens London	50 Marie Curie Sceaux Gardens London
108 Dalwood Street London Southwark	17 Voltaire Sceaux Gardens London
Flat 8 70 Peckham Road London	Flat 16 76 Peckham Road London
17 Marie Curie Sceaux Gardens London	Flat 2 Anthony Court 67 Sedgmoor Place
22 Lakanal Sceaux Gardens London	Flat 6 Dibden Southampton Way
95 Marie Curie Sceaux Gardens London	24 Netley Dalwood Street London
4 Colbert Sceaux Gardens London	Flat 7 70 Peckham Road London
Oliver Goldsmith Primary School Peckham Road London	77A Peckham Road London Southwark
13 Marie Curie Sceaux Gardens London	2 Redbridge Gardens London Southwark
296 Southampton Way London Southwark	72 Dalwood Street London Southwark
83 Dalwood Street London Southwark	64 Dalwood Street London Southwark
51 Lakanal Sceaux Gardens London	62 Dalwood Street London Southwark
70 Mistral Sceaux Gardens London	85 Dalwood Street London Southwark
53 Mistral Sceaux Gardens London	73 Dalwood Street London Southwark
47 Mistral Sceaux Gardens London	26 Voltaire Sceaux Gardens London
41 Mistral Sceaux Gardens London	21 Voltaire Sceaux Gardens London
93 Dalwood Street London Southwark	15 Voltaire Sceaux Gardens London
5 Mistral Sceaux Gardens London	13 Voltaire Sceaux Gardens London
94 Lakanal Sceaux Gardens London	10 Voltaire Sceaux Gardens London
2 Marie Curie Sceaux Gardens London	1 Voltaire Sceaux Gardens London
88 Lakanal Sceaux Gardens London	96 Marie Curie Sceaux Gardens London
40 Marie Curie Sceaux Gardens London	87 Marie Curie Sceaux Gardens London
4 Marie Curie Sceaux Gardens London	35 Marie Curie Sceaux Gardens London
2 Lakanal Sceaux Gardens London	33 Marie Curie Sceaux Gardens London
7 Florian Sceaux Gardens London	28 Marie Curie Sceaux Gardens London
78 Marie Curie Sceaux Gardens London	27 Marie Curie Sceaux Gardens London
26 Colbert Sceaux Gardens London	Flat 11 296 Southampton Way London
20 Colbert Sceaux Gardens London	2 Stanswood Gardens London Southwark

50 Lakanal Sceaux Gardens London	Studio 251 Garden House 37A Peckham Road
Flat 7 243 Southampton Way London	
30 Lakanal Sceaux Gardens London	Studio 239 Garden House 37A Peckham Road
19 Fontenelle Sceaux Gardens London	Studio 237 Garden House 37A Peckham Road
67 Mistral Sceaux Gardens London	
54 Mistral Sceaux Gardens London	Studio 215 Garden House 37A Peckham Road
42 Mistral Sceaux Gardens London	
9 Mistral Sceaux Gardens London	Studio 214 Garden House 37A Peckham Road
4 Mistral Sceaux Gardens London	
31 Mistral Sceaux Gardens London	Studio 213 Garden House 37A Peckham Road
106 Dalwood Street London Southwark	Studio 203 Garden House 37A Peckham Road
96 Dalwood Street London Southwark	
94 Dalwood Street London Southwark	Studio 199 Garden House 37A Peckham Road
68 Lakanal Sceaux Gardens London	Studio 194 Garden House 37A Peckham Road
9 Lakanal Sceaux Gardens London	
26 Lakanal Sceaux Gardens London	Studio 190 Garden House 37A Peckham Road
302C Southampton Way London Southwark	Studio 180 Garden House 37A Peckham Road
10 Florian Sceaux Gardens London	
5 Colbert Sceaux Gardens London	Studio 179 Garden House 37A Peckham Road
13 Colbert Sceaux Gardens London	
Flat 6 41 Peckham Road London	Studio 141 Garden House 37A Peckham Road
Flat 5 41 Peckham Road London	
Flat 14 296 Southampton Way London	Studio 136 Garden House 37A Peckham Road
Room 6 East House 35 Peckham Road	Studio 133 Garden House 37A Peckham Road
Room 2 East House 35 Peckham Road	
Flat 5 Dibden Southampton Way	Studio 117 Garden House 37A Peckham Road
Flat 15 Dibden Southampton Way	
26 Netley Dalwood Street London	Studio 116 Garden House 37A Peckham Road
25 Netley Dalwood Street London	
20 Netley Dalwood Street London	Studio 110 Garden House 37A Peckham Road
	Studio 94 Garden House 37A Peckham Road

Studio 92 Garden House 37A Peckham Road	1 Marie Curie Sceaux Gardens London
Studio 83 Garden House 37A Peckham Road	Flat 12 296 Southampton Way London
Studio 79 Garden House 37A Peckham Road	3 Wodehouse Avenue London Southwark
Studio 77 Garden House 37A Peckham Road	102 Dalwood Street London Southwark
Studio 67 Garden House 37A Peckham Road	1 Lakanal Sceaux Gardens London
Studio 64 Garden House 37A Peckham Road	78 Dalwood Street London Southwark
Studio 61 Garden House 37A Peckham Road	54 Dalwood Street London Southwark
Studio 50 Garden House 37A Peckham Road	38 Lakanal Sceaux Gardens London
Studio 47 Garden House 37A Peckham Road	15 Fontenelle Sceaux Gardens London
Studio 46 Garden House 37A Peckham Road	Flat 4 282 Southampton Way London
Studio 42 Garden House 37A Peckham Road	Flat 10 296 Southampton Way London
Studio 31 Garden House 37A Peckham Road	Flat 6 298 Southampton Way London
Studio 29 Garden House 37A Peckham Road	70 Lakanal Sceaux Gardens London
Studio 27 Garden House 37A Peckham Road	67 Lakanal Sceaux Gardens London
Studio 12 Garden House 37A Peckham Road	7 Marie Curie Sceaux Gardens London
Studio 8 Garden House 37A Peckham Road	17 Lakanal Sceaux Gardens London
61 Mistral Sceaux Gardens London	4 Racine Sceaux Gardens London
14 Lakanal Sceaux Gardens London	13 Wodehouse Avenue London Southwark
18 Marie Curie Sceaux Gardens London	1 Racine Sceaux Gardens London
Flat 9 Dibden Southampton Way	9 Voltaire Sceaux Gardens London
30 Marie Curie Sceaux Gardens London	72 Marie Curie Sceaux Gardens London
	6 Voltaire Sceaux Gardens London
	Flat 4 70 Peckham Road London
	73A Peckham Road London Southwark
	Flat 9 76 Peckham Road London
	Flat 6 76 Peckham Road London
	Flat 12 76 Peckham Road London
	16 Redbridge Gardens London Southwark
	12 Redbridge Gardens London



Southwark  
 17 Dalwood Street London Southwark  
 15 Dalwood Street London Southwark  
 8 Redbridge Gardens London Southwark  
 32 Redbridge Gardens London Southwark  
 7 Voltaire Sceaux Gardens London  
 29 Voltaire Sceaux Gardens London  
 24 Voltaire Sceaux Gardens London  
 Flat 2 282 Southampton Way London  
 97 Marie Curie Sceaux Gardens London  
 91 Marie Curie Sceaux Gardens London  
 80 Marie Curie Sceaux Gardens London  
 79 Marie Curie Sceaux Gardens London  
 73 Marie Curie Sceaux Gardens London  
 55 Marie Curie Sceaux Gardens London  
 49 Marie Curie Sceaux Gardens London  
 45 Marie Curie Sceaux Gardens London  
 44 Marie Curie Sceaux Gardens London  
 25 Marie Curie Sceaux Gardens London  
 24 Marie Curie Sceaux Gardens London  
 9 Marie Curie Sceaux Gardens London  
 Flat 8 296 Southampton Way London  
 Flat 7 298 Southampton Way London  
 Flat 4 298 Southampton Way London  
 Flat 2 298 Southampton Way London  
 13 Stanswood Gardens London Southwark  
 52 Lakanal Sceaux Gardens London  
 17 Wodehouse Avenue London Southwark  
 5 Fontenelle Sceaux Gardens London  
 32 Fontenelle Sceaux Gardens London  
 30 Fontenelle Sceaux Gardens London  
 146 Sedgmoor Place London Southwark  
 64 Mistral Sceaux Gardens London  
 57 Mistral Sceaux Gardens London  
 52 Mistral Sceaux Gardens London  
 7 Mistral Sceaux Gardens London  
 6 Mistral Sceaux Gardens London  
 112 Dalwood Street London Southwark  
 90 Lakanal Sceaux Gardens London  
 86 Lakanal Sceaux Gardens London  
 83 Lakanal Sceaux Gardens London  
 72 Lakanal Sceaux Gardens London  
 27 Lakanal Sceaux Gardens London  
 9 Florian Sceaux Gardens London  
 9 Racine Sceaux Gardens London  
 8 Racine Sceaux Gardens London  
 5 Racine Sceaux Gardens London  
 2 Racine Sceaux Gardens London  
 9 Colbert Sceaux Gardens London  
 16 Colbert Sceaux Gardens London  
 Flat 8 Anthony Court 67 Sedgmoor Place  
 10 Netley Dalwood Street London  
 4 Netley Dalwood Street London  
 Studio 259 Garden House 37A Peckham Road  
 Studio 248 Garden House 37A Peckham Road  
 Studio 247 Garden House 37A Peckham Road  
 Studio 245 Garden House 37A Peckham Road

Studio 243 Garden House 37A Peckham Road	Studio 115 Garden House 37A Peckham Road
Studio 227 Garden House 37A Peckham Road	Studio 91 Garden House 37A Peckham Road
Studio 226 Garden House 37A Peckham Road	Studio 85 Garden House 37A Peckham Road
Studio 222 Garden House 37A Peckham Road	Studio 80 Garden House 37A Peckham Road
Studio 218 Garden House 37A Peckham Road	Studio 73 Garden House 37A Peckham Road
Studio 201 Garden House 37A Peckham Road	Studio 72 Garden House 37A Peckham Road
Studio 193 Garden House 37A Peckham Road	Studio 66 Garden House 37A Peckham Road
Studio 192 Garden House 37A Peckham Road	Studio 60 Garden House 37A Peckham Road
Studio 184 Garden House 37A Peckham Road	Studio 58 Garden House 37A Peckham Road
Studio 182 Garden House 37A Peckham Road	Studio 39 Garden House 37A Peckham Road
Studio 173 Garden House 37A Peckham Road	Studio 26 Garden House 37A Peckham Road
Studio 170 Garden House 37A Peckham Road	Studio 14 Garden House 37A Peckham Road
Studio 150 Garden House 37A Peckham Road	86 Marie Curie Sceaux Gardens London
Studio 140 Garden House 37A Peckham Road	84 Marie Curie Sceaux Gardens London
Studio 137 Garden House 37A Peckham Road	3 Marie Curie Sceaux Gardens London
Studio 130 Garden House 37A Peckham Road	60 Lakanal Sceaux Gardens London
Studio 129 Garden House 37A Peckham Road	21 Colbert Sceaux Gardens London
Studio 125 Garden House 37A Peckham Road	Flat 2 243 Southampton Way London
Studio 120 Garden House 37A Peckham Road	72 Mistral Sceaux Gardens London
	45 Mistral Sceaux Gardens London
	93 Lakanal Sceaux Gardens London
	62 Lakanal Sceaux Gardens London
	11 Florian Sceaux Gardens London

5 Sceaux Gardens London Southwark  
 22 Redbridge Gardens London Southwark  
 18 Redbridge Gardens London Southwark  
 Ground Floor Flat 69 Peckham Road London  
 69 Sedgmoor Place London Southwark  
 Flat 9 Anthony Court 67 Sedgmoor Place  
 50 Dalwood Street London Southwark  
 Club Room Marie Curie Sceaux Gardens  
 140 Sedgmoor Place London Southwark  
 34 Redbridge Gardens London Southwark  
 54 Lakanal Sceaux Gardens London  
 47 Lakanal Sceaux Gardens London  
 71 Peckham Road London Southwark  
 Room 24 Central House Annex 33B Peckham Road  
 65 Marie Curie Sceaux Gardens London  
 6 Muscatel Place London Southwark  
 Flat 8 298 Southampton Way London  
 34 Mistral Sceaux Gardens London  
 19 Mistral Sceaux Gardens London  
 10 Racine Sceaux Gardens London  
 71 Mistral Sceaux Gardens London  
 80 Lakanal Sceaux Gardens London  
 30 Voltaire Sceaux Gardens London  
 7 Racine Sceaux Gardens London  
 19 Dalwood Street London Southwark  
 6 Redbridge Gardens London Southwark  
 Flat 3 76 Peckham Road London  
 8 Voltaire Sceaux Gardens London  
 Flat 6 282 Southampton Way London  
 85 Marie Curie Sceaux Gardens London  
 68 Marie Curie Sceaux Gardens London  
 23 Lakanal Sceaux Gardens London  
 10 Colbert Sceaux Gardens London  
 11 Racine Sceaux Gardens London  
 24 Colbert Sceaux Gardens London  
 73C Peckham Road London Southwark  
 62A Peckham Road London Southwark  
 66B Peckham Road London Southwark  
 Flat 15 Anthony Court 67 Sedgmoor Place  
 Flat 1 41 Peckham Road London  
 Flat 15 296 Southampton Way London  
 Flat 7 41 Peckham Road London  
 75B Peckham Road London Southwark  
 75A Peckham Road London Southwark  
 Flat 16 Anthony Court 67 Sedgmoor Place  
 Flat 6 Anthony Court 67 Sedgmoor Place  
 Flat 10 Anthony Court 67 Sedgmoor Place  
 Room 16 Central House Annex 33B Peckham Road  
 Room 21 Central House Annex 33B Peckham Road  
 Room 5 East House 35 Peckham Road  
 Room 20 Central House Annex 33B Peckham Road  
 Room 18 Central House Annex 33B Peckham Road  
 Room 13 Central House Annex 33B Peckham Road  
 15 Netley Dalwood Street London

6 Netley Dalwood Street London	75 Dalwood Street London Southwark
12 Netley Dalwood Street London	13 Dalwood Street London Southwark
11 Netley Dalwood Street London	93 Marie Curie Sceaux Gardens London
9 Netley Dalwood Street London	88 Marie Curie Sceaux Gardens London
19 Netley Dalwood Street London	74 Marie Curie Sceaux Gardens London
22 Netley Dalwood Street London	57 Marie Curie Sceaux Gardens London
10 Redbridge Gardens London Southwark	52 Marie Curie Sceaux Gardens London
77 Dalwood Street London Southwark	16 Marie Curie Sceaux Gardens London
60 Dalwood Street London Southwark	Flat 1 243 Southampton Way London
11 Stanswood Gardens London Southwark	6 Marie Curie Sceaux Gardens London
65 Mistral Sceaux Gardens London	Flat 9 296 Southampton Way London
Flat 7 296 Southampton Way London	Flat 3 296 Southampton Way London
76 Lakanal Sceaux Gardens London	59 Lakanal Sceaux Gardens London
37 Marie Curie Sceaux Gardens London	58 Lakanal Sceaux Gardens London
18 Florian Sceaux Gardens London	11 Wodehouse Avenue London Southwark
63 Marie Curie Sceaux Gardens London	46 Lakanal Sceaux Gardens London
47 Marie Curie Sceaux Gardens London	43 Lakanal Sceaux Gardens London
22 Voltaire Sceaux Gardens London	39 Lakanal Sceaux Gardens London
Flat 13 76 Peckham Road London	17 Fontenelle Sceaux Gardens London
Flat 12 Anthony Court 67 Sedgmoor Place	46 Mistral Sceaux Gardens London
Room 17 Central House Annex 33B Peckham Road	29 Mistral Sceaux Gardens London
Flat 3 Dibden Southampton Way	11 Mistral Sceaux Gardens London
5 Netley Dalwood Street London	92 Dalwood Street London Southwark
16 Netley Dalwood Street London	96 Lakanal Sceaux Gardens London
Flat 7 76 Peckham Road London	81 Lakanal Sceaux Gardens London
73B Peckham Road London Southwark	74 Lakanal Sceaux Gardens London
294 Southampton Way London Southwark	69 Lakanal Sceaux Gardens London
42 Dalwood Street London Southwark	21 Lakanal Sceaux Gardens London
	19 Lakanal Sceaux Gardens London
	3 Racine Sceaux Gardens London

11 Colbert Sceaux Gardens London	Studio 51 Garden House 37A Peckham Road
Studio 260 Garden House 37A Peckham Road	Studio 25 Garden House 37A Peckham Road
Studio 230 Garden House 37A Peckham Road	Studio 21 Garden House 37A Peckham Road
Studio 210 Garden House 37A Peckham Road	Studio 17 Garden House 37A Peckham Road
Studio 206 Garden House 37A Peckham Road	Studio 16 Garden House 37A Peckham Road
Studio 204 Garden House 37A Peckham Road	11 Marie Curie Sceaux Gardens London
Studio 202 Garden House 37A Peckham Road	23 Colbert Sceaux Gardens London
Studio 189 Garden House 37A Peckham Road	14 Netley Dalwood Street London
Studio 186 Garden House 37A Peckham Road	9 Dalwood Street London Southwark
Studio 172 Garden House 37A Peckham Road	4 Fontenelle Sceaux Gardens London
Studio 169 Garden House 37A Peckham Road	21 Mistral Sceaux Gardens London
Studio 122 Garden House 37A Peckham Road	74 Dalwood Street London Southwark
Studio 121 Garden House 37A Peckham Road	18 Fontenelle Sceaux Gardens London
Studio 114 Garden House 37A Peckham Road	62 Mistral Sceaux Gardens London
Studio 111 Garden House 37A Peckham Road	50 Mistral Sceaux Gardens London
Studio 104 Garden House 37A Peckham Road	110 Dalwood Street London Southwark
Studio 101 Garden House 37A Peckham Road	98 Dalwood Street London Southwark
Studio 96 Garden House 37A Peckham Road	26 Marie Curie Sceaux Gardens London
Studio 52 Garden House 37A Peckham Road	20 Marie Curie Sceaux Gardens London
	75 Marie Curie Sceaux Gardens London
	15 Racine Sceaux Gardens London
	29 Colbert Sceaux Gardens London
	18 Colbert Sceaux Gardens London
	12 Colbert Sceaux Gardens London
	Flat 4 243 Southampton Way London
	Flat 7 Anthony Court 67 Sedgmoor Place
	Flat 11 Dibden Southampton Way
	27 Netley Dalwood Street London

66C Peckham Road London Southwark	144 Sedgmoor Place London Southwark
Flat 4 76 Peckham Road London	142 Sedgmoor Place London Southwark
Flat 1 76 Peckham Road London	63 Mistral Sceaux Gardens London
Flat 14 76 Peckham Road London	49 Mistral Sceaux Gardens London
292 Southampton Way London Southwark	37 Mistral Sceaux Gardens London
20 Redbridge Gardens London Southwark	100 Dalwood Street London Southwark
82 Dalwood Street London Southwark	92 Lakanal Sceaux Gardens London
58 Dalwood Street London Southwark	71 Lakanal Sceaux Gardens London
1 Colbert Sceaux Gardens London	29 Lakanal Sceaux Gardens London
19 Voltaire Sceaux Gardens London	18 Lakanal Sceaux Gardens London
16 Voltaire Sceaux Gardens London	302B Southampton Way London Southwark
12 Voltaire Sceaux Gardens London	5 Florian Sceaux Gardens London
95 Dalwood Street London Southwark	14 Racine Sceaux Gardens London
91 Dalwood Street London Southwark	6 Colbert Sceaux Gardens London
Flat 5 282 Southampton Way London	28 Colbert Sceaux Gardens London
278 Southampton Way London Southwark	17 Colbert Sceaux Gardens London
77 Marie Curie Sceaux Gardens London	Flat 12 Dibden Southampton Way
70 Marie Curie Sceaux Gardens London	Studio 262 Garden House 37A Peckham Road
51 Marie Curie Sceaux Gardens London	Studio 261 Garden House 37A Peckham Road
8 Marie Curie Sceaux Gardens London	Studio 256 Garden House 37A Peckham Road
276 Southampton Way London Southwark	Studio 253 Garden House 37A Peckham Road
4 Muscatel Place London Southwark	Studio 244 Garden House 37A Peckham Road
2 Muscatel Place London Southwark	Studio 211 Garden House 37A Peckham Road
1 Stanswood Gardens London Southwark	Studio 196 Garden House 37A Peckham Road
49 Lakanal Sceaux Gardens London	Studio 185 Garden House 37A Peckham Road
45 Lakanal Sceaux Gardens London	
33 Fontenelle Sceaux Gardens London	
69 Mistral Sceaux Gardens London	

Studio 178 Garden House 37A Peckham Road	Depot 37-39 Peckham Road London
Studio 176 Garden House 37A Peckham Road	Second Floor Flat 69 Peckham Road London
Studio 175 Garden House 37A Peckham Road	66A Peckham Road London Southwark
Studio 162 Garden House 37A Peckham Road	65 Peckham Road London Southwark
Studio 160 Garden House 37A Peckham Road	Camberwell School Of Arts And Crafts 61-65 Peckham Road London
Studio 158 Garden House 37A Peckham Road	Flat 1 70 Peckham Road London
Studio 154 Garden House 37A Peckham Road	6 Sceaux Gardens London Southwark
Studio 153 Garden House 37A Peckham Road	69 Peckham Road London Southwark
Studio 151 Garden House 37A Peckham Road	Room 9 East House 35 Peckham Road
Studio 149 Garden House 37A Peckham Road	Room 7 East House 35 Peckham Road
Studio 145 Garden House 37A Peckham Road	Room 1 East House 35 Peckham Road
Studio 144 Garden House 37A Peckham Road	Room 12 Central House Annex 33B Peckham Road
Studio 142 Garden House 37A Peckham Road	Room 4 East House 35 Peckham Road
Studio 132 Garden House 37A Peckham Road	First Floor Flat 69 Peckham Road London
Studio 127 Garden House 37A Peckham Road	66D Peckham Road London Southwark
Studio 123 Garden House 37A Peckham Road	3 Stanswood Gardens London Southwark
Studio 109 Garden House 37A Peckham Road	57 Lakanal Sceaux Gardens London
Studio 98 Garden House 37A Peckham Road	Flat 5 76 Peckham Road London
302A Southampton Way London Southwark	64 Peckham Road London Southwark
	84 Dalwood Street London Southwark
	52 Dalwood Street London Southwark
	81 Dalwood Street London Southwark
	Room 15 Central House Annex 33B Peckham Road
	Flat 3 Anthony Court 67 Sedgmoor Place
	The Bungalow 37-39 Peckham Road London
	41 Peckham Road London Southwark
	Room 8 East House 35 Peckham Road

Flat 2 Dibden Southampton Way	91 Lakanal Sceaux Gardens London
67 Peckham Road London Southwark	64 Lakanal Sceaux Gardens London
Studio 264 Garden House 37A Peckham Road	43 Marie Curie Sceaux Gardens London
Studio 249 Garden House 37A Peckham Road	34 Marie Curie Sceaux Gardens London
Studio 246 Garden House 37A Peckham Road	23 Marie Curie Sceaux Gardens London
Studio 232 Garden House 37A Peckham Road	10 Lakanal Sceaux Gardens London
Studio 90 Garden House 37A Peckham Road	1 Florian Sceaux Gardens London
Studio 87 Garden House 37A Peckham Road	83 Marie Curie Sceaux Gardens London
Studio 63 Garden House 37A Peckham Road	7 Colbert Sceaux Gardens London
Studio 62 Garden House 37A Peckham Road	66 Marie Curie Sceaux Gardens London
Studio 44 Garden House 37A Peckham Road	53 Marie Curie Sceaux Gardens London
Studio 41 Garden House 37A Peckham Road	28 Voltaire Sceaux Gardens London
Studio 40 Garden House 37A Peckham Road	25 Voltaire Sceaux Gardens London
Studio 37 Garden House 37A Peckham Road	Room 19 Central House Annex 33B Peckham Road
56 Lakanal Sceaux Gardens London	Flat 14 Dibden Southampton Way
2 Netley Dalwood Street London	18 Netley Dalwood Street London
Flat 1 282 Southampton Way London	1 Netley Dalwood Street London
Flat 5 298 Southampton Way London	44 Dalwood Street London Southwark
36 Lakanal Sceaux Gardens London	24 Redbridge Gardens London Southwark
68 Dalwood Street London Southwark	5 Voltaire Sceaux Gardens London
32 Lakanal Sceaux Gardens London	27 Voltaire Sceaux Gardens London
31 Fontenelle Sceaux Gardens London	82 Marie Curie Sceaux Gardens London
97 Lakanal Sceaux Gardens London	42 Marie Curie Sceaux Gardens London
	41 Marie Curie Sceaux Gardens London
	31 Marie Curie Sceaux Gardens London
	19 Marie Curie Sceaux Gardens London
	Flat 6 243 Southampton Way London
	Flat 3 243 Southampton Way London
	Flat 6 296 Southampton Way London
	Flat 5 296 Southampton Way London



12 Stanswood Gardens London  
Southwark

5 Wodehouse Avenue London  
Southwark

31 Lakanal Sceaux Gardens London

2 Fontenelle Sceaux Gardens London

Studio 225 Garden House 37A Peckham  
Road

Studio 217 Garden House 37A Peckham  
Road

Studio 208 Garden House 37A Peckham  
Road

Studio 205 Garden House 37A Peckham  
Road

Studio 200 Garden House 37A Peckham  
Road

Studio 198 Garden House 37A Peckham  
Road

Studio 191 Garden House 37A Peckham  
Road

Studio 187 Garden House 37A Peckham  
Road

Studio 168 Garden House 37A Peckham  
Road

Studio 163 Garden House 37A Peckham  
Road

Studio 139 Garden House 37A Peckham  
Road

Studio 131 Garden House 37A Peckham  
Road

Studio 126 Garden House 37A Peckham  
Road

Studio 124 Garden House 37A Peckham  
Road

Studio 119 Garden House 37A Peckham  
Road

Studio 108 Garden House 37A Peckham

Road

Studio 107 Garden House 37A Peckham  
Road

Studio 103 Garden House 37A Peckham  
Road

Studio 102 Garden House 37A Peckham  
Road

Studio 100 Garden House 37A Peckham  
Road

Studio 84 Garden House 37A Peckham  
Road

Studio 82 Garden House 37A Peckham  
Road

Studio 70 Garden House 37A Peckham  
Road

Studio 57 Garden House 37A Peckham  
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Studio 54 Garden House 37A Peckham  
Road

Studio 35 Garden House 37A Peckham  
Road

Studio 33 Garden House 37A Peckham  
Road

Studio 28 Garden House 37A Peckham  
Road

Studio 23 Garden House 37A Peckham  
Road

Studio 19 Garden House 37A Peckham  
Road

Studio 18 Garden House 37A Peckham  
Road

Studio 13 Garden House 37A Peckham  
Road

Studio 6 Garden House 37A Peckham  
Road

Studio 2 Garden House 37A Peckham  
Road

Flat 3 298 Southampton Way London	Flat 13 Dibden Southampton Way
66 Mistral Sceaux Gardens London	Studio 257 Garden House 37A Peckham Road
98 Lakanal Sceaux Gardens London	Studio 252 Garden House 37A Peckham Road
14 Florian Sceaux Gardens London	Studio 250 Garden House 37A Peckham Road
8 Mistral Sceaux Gardens London	Studio 233 Garden House 37A Peckham Road
21 Netley Dalwood Street London	Studio 229 Garden House 37A Peckham Road
20 Voltaire Sceaux Gardens London	Studio 228 Garden House 37A Peckham Road
36 Mistral Sceaux Gardens London	Studio 223 Garden House 37A Peckham Road
28 Redbridge Gardens London Southwark	Studio 212 Garden House 37A Peckham Road
11 Dalwood Street London Southwark	Studio 209 Garden House 37A Peckham Road
40 Dalwood Street London Southwark	Studio 177 Garden House 37A Peckham Road
44 Lakanal Sceaux Gardens London	Studio 174 Garden House 37A Peckham Road
41 Lakanal Sceaux Gardens London	Studio 159 Garden House 37A Peckham Road
35 Lakanal Sceaux Gardens London	Studio 157 Garden House 37A Peckham Road
62 Peckham Road London Southwark	Studio 156 Garden House 37A Peckham Road
16 Fontenelle Sceaux Gardens London	Studio 155 Garden House 37A Peckham Road
43 Mistral Sceaux Gardens London	Studio 148 Garden House 37A Peckham Road
39 Mistral Sceaux Gardens London	Studio 146 Garden House 37A Peckham Road
33 Mistral Sceaux Gardens London	Studio 143 Garden House 37A Peckham Road
30 Mistral Sceaux Gardens London	
28 Mistral Sceaux Gardens London	
22 Mistral Sceaux Gardens London	
13 Mistral Sceaux Gardens London	
7 Lakanal Sceaux Gardens London	
12 Lakanal Sceaux Gardens London	
13 Racine Sceaux Gardens London	
30 Colbert Sceaux Gardens London	
Flat 9 41 Peckham Road London	
Flat 3 41 Peckham Road London	
Flat 4 Dibden Southampton Way	

Studio 118 Garden House 37A Peckham Road	29 Marie Curie Sceaux Gardens London
Studio 86 Garden House 37A Peckham Road	10 Marie Curie Sceaux Gardens London
Studio 78 Garden House 37A Peckham Road	89 Marie Curie Sceaux Gardens London
Studio 68 Garden House 37A Peckham Road	11 Voltaire Sceaux Gardens London
Studio 65 Garden House 37A Peckham Road	Flat 4 Anthony Court 67 Sedgmoor Place
Studio 56 Garden House 37A Peckham Road	Flat 17 Anthony Court 67 Sedgmoor Place
Studio 55 Garden House 37A Peckham Road	Flat 4 41 Peckham Road London
Studio 43 Garden House 37A Peckham Road	8 Netley Dalwood Street London
Studio 38 Garden House 37A Peckham Road	Flat 6 70 Peckham Road London
Studio 34 Garden House 37A Peckham Road	Flat 2 76 Peckham Road London
Studio 20 Garden House 37A Peckham Road	300 Southampton Way London Southwark
265 Southampton Way London Southwark	14 Redbridge Gardens London Southwark
56 Mistral Sceaux Gardens London	267 Southampton Way London Southwark
29 Fontenelle Sceaux Gardens London	56 Dalwood Street London Southwark
68 Mistral Sceaux Gardens London	38 Dalwood Street London Southwark
1 Fontenelle Sceaux Gardens London	36 Dalwood Street London Southwark
Flat 7 282 Southampton Way London	87 Dalwood Street London Southwark
35 Mistral Sceaux Gardens London	30 Redbridge Gardens London Southwark
20 Mistral Sceaux Gardens London	3 Voltaire Sceaux Gardens London
15 Mistral Sceaux Gardens London	90 Marie Curie Sceaux Gardens London
85 Lakanal Sceaux Gardens London	76 Marie Curie Sceaux Gardens London
79 Lakanal Sceaux Gardens London	71 Marie Curie Sceaux Gardens London
25 Lakanal Sceaux Gardens London	58 Marie Curie Sceaux Gardens London
	48 Marie Curie Sceaux Gardens London
	21 Marie Curie Sceaux Gardens London
	15 Marie Curie Sceaux Gardens London
	40 Lakanal Sceaux Gardens London
	3 Fontenelle Sceaux Gardens London

26 Mistral Sceaux Gardens London  
 16 Mistral Sceaux Gardens London  
 89 Lakanal Sceaux Gardens London  
 84 Lakanal Sceaux Gardens London  
 75 Lakanal Sceaux Gardens London  
 65 Lakanal Sceaux Gardens London  
 63 Lakanal Sceaux Gardens London  
 6 Lakanal Sceaux Gardens London  
 16 Lakanal Sceaux Gardens London  
 13 Lakanal Sceaux Gardens London  
 11 Lakanal Sceaux Gardens London  
 8 Florian Sceaux Gardens London  
 6 Florian Sceaux Gardens London  
 3 Florian Sceaux Gardens London  
 22 Colbert Sceaux Gardens London  
 14 Colbert Sceaux Gardens London  
 77 Lakanal Sceaux Gardens London  
 10 Mistral Sceaux Gardens London  
 Room 14 Central House Annex 33B  
 Peckham Road  
 64A Peckham Road London Southwark  
 Flat 13 Anthony Court 67 Sedgmoor  
 Place  
 7 Netley Dalwood Street London  
 88 Dalwood Street London Southwark  
 80 Dalwood Street London Southwark  
 34 Dalwood Street London Southwark  
 44 Mistral Sceaux Gardens London  
 274 Southampton Way London  
 Southwark  
 32 Mistral Sceaux Gardens London  
 3 Mistral Sceaux Gardens London  
 18 Mistral Sceaux Gardens London  
 Flat 4 296 Southampton Way London  
 8 Lakanal Sceaux Gardens London  
 32 Marie Curie Sceaux Gardens London  
 4 Florian Sceaux Gardens London  
 15 Florian Sceaux Gardens London  
 Flat 8 243 Southampton Way London  
 92 Marie Curie Sceaux Gardens London  
 69 Marie Curie Sceaux Gardens London  
 56 Marie Curie Sceaux Gardens London  
 Flat 8 76 Peckham Road London  
 Flat 10 76 Peckham Road London  
 Room 22 Central House Annex 33B  
 Peckham Road  
 13 Netley Dalwood Street London  
 Flat 5 70 Peckham Road London  
 Flat 15 76 Peckham Road London  
 Flat 11 76 Peckham Road London  
 73D Peckham Road London Southwark  
 90 Dalwood Street London Southwark  
 86 Dalwood Street London Southwark  
 36 Redbridge Gardens London  
 Southwark  
 4 Voltaire Sceaux Gardens London  
 18 Voltaire Sceaux Gardens London  
 Flat 8 282 Southampton Way London  
 280 Southampton Way London  
 Southwark  
 62 Marie Curie Sceaux Gardens London  
 39 Marie Curie Sceaux Gardens London  
 38 Marie Curie Sceaux Gardens London  
 5 Marie Curie Sceaux Gardens London

Flat 2 296 Southampton Way London	Studio 235 Garden House 37A Peckham Road
55 Lakanal Sceaux Gardens London	Studio 234 Garden House 37A Peckham Road
48 Lakanal Sceaux Gardens London	Studio 224 Garden House 37A Peckham Road
138 Sedgmoor Place London Southwark	Studio 221 Garden House 37A Peckham Road
60 Mistral Sceaux Gardens London	Studio 220 Garden House 37A Peckham Road
58 Mistral Sceaux Gardens London	Studio 219 Garden House 37A Peckham Road
55 Mistral Sceaux Gardens London	Studio 207 Garden House 37A Peckham Road
40 Mistral Sceaux Gardens London	Studio 197 Garden House 37A Peckham Road
2 Mistral Sceaux Gardens London	Studio 195 Garden House 37A Peckham Road
14 Mistral Sceaux Gardens London	Studio 181 Garden House 37A Peckham Road
Anthony Court 67 Sedgmoor Place London	Studio 171 Garden House 37A Peckham Road
Flat 18 Anthony Court 67 Sedgmoor Place	Studio 166 Garden House 37A Peckham Road
Flat 14 Anthony Court 67 Sedgmoor Place	Studio 165 Garden House 37A Peckham Road
Flat 11 Anthony Court 67 Sedgmoor Place	Studio 147 Garden House 37A Peckham Road
Room 25 Central House Annex 33B Peckham Road	Studio 138 Garden House 37A Peckham Road
Room 11 East House 35 Peckham Road	Studio 134 Garden House 37A Peckham Road
Room 10 East House 35 Peckham Road	Studio 128 Garden House 37A Peckham Road
Flat 10 Dibden Southampton Way	Studio 113 Garden House 37A Peckham Road
3 Netley Dalwood Street London	Studio 112 Garden House 37A Peckham Road
23 Netley Dalwood Street London	
Studio 263 Garden House 37A Peckham Road	
Studio 255 Garden House 37A Peckham Road	
Studio 254 Garden House 37A Peckham Road	
Studio 241 Garden House 37A Peckham Road	
Studio 240 Garden House 37A Peckham Road	

Studio 106 Garden House 37A Peckham Road	19 Colbert Sceaux Gardens London
Studio 105 Garden House 37A Peckham Road	Flat 2 41 Peckham Road London
Studio 97 Garden House 37A Peckham Road	Flat 8 Dibden Southampton Way
Studio 89 Garden House 37A Peckham Road	Flat 7 Dibden Southampton Way
Studio 81 Garden House 37A Peckham Road	Studio 3 Garden House 37A Peckham Road
Studio 75 Garden House 37A Peckham Road	Studio 1 Garden House 37A Peckham Road
Studio 74 Garden House 37A Peckham Road	Room 26 Central House Annex 33B Peckham Road
Studio 71 Garden House 37A Peckham Road	28 Lakanal Sceaux Gardens London
Studio 49 Garden House 37A Peckham Road	36 Marie Curie Sceaux Gardens London
Studio 32 Garden House 37A Peckham Road	Flat 5 243 Southampton Way London
Studio 24 Garden House 37A Peckham Road	42 Lakanal Sceaux Gardens London
Studio 10 Garden House 37A Peckham Road	20 Lakanal Sceaux Gardens London
Studio 5 Garden House 37A Peckham Road	Flat 1 296 Southampton Way London
4 Lakanal Sceaux Gardens London	61 Lakanal Sceaux Gardens London
3 Lakanal Sceaux Gardens London	60 Marie Curie Sceaux Gardens London
95 Lakanal Sceaux Gardens London	Flat 2 70 Peckham Road London
87 Lakanal Sceaux Gardens London	26 Redbridge Gardens London Southwark
24 Lakanal Sceaux Gardens London	46 Marie Curie Sceaux Gardens London
2 Florian Sceaux Gardens London	Flat 3 70 Peckham Road London
16 Florian Sceaux Gardens London	148 Sedgmoor Place London Southwark
6 Racine Sceaux Gardens London	48 Dalwood Street London Southwark
8 Colbert Sceaux Gardens London	59 Mistral Sceaux Gardens London
3 Colbert Sceaux Gardens London	38 Mistral Sceaux Gardens London
	24 Mistral Sceaux Gardens London
	12 Mistral Sceaux Gardens London
	Flat 13 296 Southampton Way London
	73 Lakanal Sceaux Gardens London
	5 Lakanal Sceaux Gardens London

104 Dalwood Street London Southwark	67 Marie Curie Sceaux Gardens London
14 Marie Curie Sceaux Gardens London	64 Marie Curie Sceaux Gardens London
12 Florian Sceaux Gardens London	61 Marie Curie Sceaux Gardens London
98 Marie Curie Sceaux Gardens London	22 Marie Curie Sceaux Gardens London
81 Marie Curie Sceaux Gardens London	12 Marie Curie Sceaux Gardens London
12 Racine Sceaux Gardens London	Flat 1 298 Southampton Way London
14 Voltaire Sceaux Gardens London	53 Lakanal Sceaux Gardens London
77B Peckham Road London Southwark	15 Wodehouse Avenue London Southwark
76 Dalwood Street London Southwark	9 Wodehouse Avenue London Southwark
70 Dalwood Street London Southwark	37 Lakanal Sceaux Gardens London
66 Dalwood Street London Southwark	34 Lakanal Sceaux Gardens London
46 Dalwood Street London Southwark	33 Lakanal Sceaux Gardens London
79 Dalwood Street London Southwark	51 Mistral Sceaux Gardens London
4 Redbridge Gardens London Southwark	
94 Marie Curie Sceaux Gardens London	

## Appendix 5: Comments received

### Internal services

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

### Statutory and non-statutory organisations

Environment Agency  
Metropolitan Police Service  
Thames Water

### Neighbour and local groups consulted

Mistral House London SE5 7DR  
71 Peckham Road London SE5 8UH  
65 Marie Curie Camberwell London SE5 7DH



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**OPEN**

**MUNICIPAL YEAR 2021-22**

**COMMITTEE:**

**PLANNING COMMITTEE**

**NOTE:**

Original held in Constitutional Team; all amendments/queries to Gregory Weaver, Constitutional Team, Tel: 020 7525 7055

**OPEN**

<b>COPIES</b>		<b>COPIES</b>	
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Councillor Martin Seaton (Chair)	1	Colin Wilson	1
Councillor Kath Whittam (Vice-Chair)	1	Stephen Platts	1
Councillor Richard Livingstone	1		
Councillor Damian O'Brien	1		
Councillor Cleo Soanes	1		
Councillor Dan Whitehead	1		
Councillor James Coldwell	1		
Councillor Bill Williams	1		
<b>Electronic Copies (No paper)</b>		<b>COMMUNITY SAFETY AND ENFORCEMENT TEAM</b>	
Councillor Radha Burgess (reserve)		Sarah Newman	1
Councillor Victor Chamberlain (reserve)			
Councillor Jon Hartley (reserve)		<b>COMMUNICATIONS TEAM</b>	
Councillor Nick Johnson (reserve)		Louise Neilan	
Councillor Eleanor Kerlake (reserve)			
Councillor James McAsh (reserve)		<b>LEGAL TEAM</b>	
Councillor Victoria Mills (reserve)		Jonathan Gorst	1
Councillor Margy Newens (reserve)			
<b>MEMBER OF PARLIAMENT (Paper and Electronic)</b>		<b>CONSTITUTIONAL TEAM</b>	
Helen Hayes MP, House of Commons, London, SW1A 0AA	1	Gregory Weaver	8
		<b>TOTAL PRINT RUN</b>	25

List Updated: 22 October 2021