

Planning Committee

Tuesday 30 November 2021

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

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

Reserves

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

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

Gregory Weaver via email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 22 November 2021



Planning Committee

Tuesday 30 November 2021

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 11
	To approve as a correct record the Minutes of the open section of the meeting held on 28 June 2021 and 2 November 2021.	
6.	WALWORTH ROAD CONSERVATION AREA EXTENSION	12 - 32

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT	33 - 36
7.1.	4-46 SOLOMONS PASSAGE, LONDON, SOUTHWARK, SE15 3UH	37 - 162

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.

DISTRIBUTION LIST

Date: 22 November 2021



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 2 November 2021 at 6.30 pm
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Barrie Hargrove (Ward councillor)
Johnson Situ (Ward Councillor)

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

1. APOLOGIES

Apologies were received from Councillor Richard Livingstone.

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

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

Councillor Cleo Soanes noted that the application considered occurred in the Peckham ward, which was the area that she represented. It was further noted that she was attending the committee with sound mind and had not expressed an opinion in support or opposition to the application in public.

5. MINUTES

The minutes of the meeting on the 19th October 2021 were approved as a correct record of the meeting.

6. PROPOSED NEW CONSERVATION AREAS OLD KENT ROAD

RESOLVED:

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;
 - Livesy; 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.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement actions and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning application 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 are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 21/AP/1077 BELLS GARDENS COMMUNITY CENTRE, 19 BULLER CLOSE LONDON, SOUTHWARK, SE15 6UJ

Planning Application Number: 21/AP/1077

PROPOSAL

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.

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

Members of the committee asked questions of officers present.

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

Ward Councillors, Councillor Barrie Hargrove and Johnson Situ spoke on this item. The committee discussed the application.

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

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

RESOLVED:

1. That planning permission be granted subject to conditions, 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.
3. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

7.2 21/AP/1866 FLORIAN, RACINE, AND GARAGE SITE, SCEAUX GARDENS, LONDON, SOUTHWARK

Planning Application Number: 21/AP/1866

PROPOSAL

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.

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

Members of the committee asked questions of officers present.

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

The chair noted the inclusion of an extra recommendations, which was submitted in the addendum.

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

RESOLVED:

1. That planning permission be granted subject to conditions 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.
3. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

CHAIR: Councillor Martin Seaton

DATED:



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Monday 28 June 2021 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS PRESENT: Councillor Dora Dixon-Fyle

OFFICER SUPPORT: Colin Wilson, Head of Strategic Development
Jon Gorst, Legal Services
Patrick Cronin, Planning Team
Yvonne Lewis, Planning Team
Neil Loubser, Planning Team
Tim Murtagh, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Dan Whitehead. Councillor Nick Johnson attended as a substitute member.

2. CONFIRMATION OF VOTING MEMBERS

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

the meeting.

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

The chair gave notice of the following additional papers which were circulated before the meeting:

Addendum report relating to items 7.1.
Members pack relating to items 7.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following councillor declared an interest relating to item:

7.1 Butterfly Walk Shopping Walk Shopping Centre and Land to Rear at Denmark Hill, Orpheus Street, Daneville Road and Wren Road, Camberwell SE5 8RW

Councillor Cleo Soanes, non-pecuniary, as a resident of Camberwell.

5. MINUTES

The legal officer explained for clarification that at the meeting on 9 June 2021 it was stated that the Becket House application (item 6.1) would be heard at the Planning meeting on 28 June 2021. However, this application would now be heard at a future meeting date yet to be determined.

RESOLVED:

That the minutes of the meeting held on 9 June 2021 be approved as a correct record of the meeting.

6. RELEASE OF £719,334.87 FROM SECTION 106 AGREEMENTS TO INCREASE ACCESSIBLE HOUSING ACROSS THE BOROUGH

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

In response to a Member enquiry about whether the right amount was being charged by the council to offset accessibility to properties, officers said they would look into that issue and report back to members.

RESOLVED:

That the release of £719,334.87 of section 106 funding from the developments at 128-150 Blackfriars Road, SE1 (Application number 14/AP/1862); and 247-251 Lower Road and 2-8 Plough Way, SE16 2LS (Application number 13/AP/0568), to increase the accessible housing provision across the borough, be approved.

7. 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 agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they can be clearly specified.

7. BUTTERFLY WALK SHOPPING CENTRE AND LAND TO REAR AT DENMARK HILL, ORPHEUS STREET, DANEVILLE ROAD AND WREN ROAD CAMBERWELL, SE5 8RW

Planning application number: 19/AP/7057

PROPOSAL

Part redevelopment, part refurbishment of the Butterfly Walk Shopping Centre and the addition of build-over development and new buildings, together accommodating the retained and remodelled supermarket, refurbished and reconfigured retail units, a mix of homes, a cinema, a community use unit, public realm and landscaping, replacement car parking for up to 32 vehicles, and other associated works.

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

Members of the committee asked questions of the officers.

The objector addressed the committee and responded to questions put by members of the committee.

At 7.49pm, the meeting took a five-minute comfort break.

The applicant's representatives addressed the committee, and answered questions put by the committee.

There were no supporters who lived within 100 metres of the development site and wished to speak.

Councillor Dora Dixon-Fyle addressed the meeting in her capacity as a ward councillor, and answered questions put by the committee.

At 8.50pm, the meeting took a five-minute comfort break.

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

Following discussions during the meeting the applicant agreed that all six small independent existing retail spaces would be retained. This was a change to paragraphs 16 to 18 of the addendum report.

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

RESOLVED:

1. That full planning permission be granted for 19/AP/7057, subject to conditions, referral to the Mayor of London, and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not been entered into by 28 January 2022 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 583 of this report.

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 30 November 2021	Meeting Name: Planning Committee
Report title:		Walworth Road Conservation Area extension	
Ward(s) or groups affected:		North Walworth	
From:		Director of Planning and Growth	

RECOMMENDATION(S)

1. That Members agree and designate the Walworth Road Conservation Area extension and boundaries, as shown in Appendices 1 and 2.
2. That council officers carry out public consultation with local residents and businesses to obtain their view on a draft conservation area appraisal and boundaries for the Valentine Place Conservation Area and report back to Members.
3. That Members comment on the draft conservation area appraisal and map of the conservation area boundary (Appendix 1).
4. That Members note the Equality Impact Assessment. (Appendix 2)

BACKGROUND INFORMATION

5. The Walworth Road Conservation Area was designated by the Planning Committee on 22 March 2016. It is focused upon the busy commercial street of Walworth Road, a street that reflects the historic commercial and retail growth of the area and which is characterised by a mixture of early 19th century to mid 20th century buildings. The boundary has been informed by the historical research and characterisation area work undertaken by the Walworth Society.
6. The current Walworth Road Conservation Area starts at the cluster of listed buildings around the former Walworth Town Hall at the junction with Wansey Street and stretches down to the junction with Albany Road at Burgess Park. It is bounded by the Larcom Street and Liverpool Grove Conservation Area to the east and the Sutherland Square Conservation Area to the west. The area is primarily centred along Walworth Road, stretches along the southern side of Manor Place to the railway line and takes in the streets around Westmoreland Road, Queens Row and Horsley Street. The area is also located within the commercial core of Walworth and the Elephant and Castle Opportunity Area.
7. The council has received a Prior Approval application (Re No: 21/AP/3888) for the demolition of the East Street Baptist Church and Ragged School. The building is owned by the church. It is outside a conservation area and not statutory listed and as such can be demolished and the site cleared without a planning permission for its replacement. The church (designed by George

Baines and completed in 1896) and school (completed in 1875) are recognised local landmarks and, due to their age, their social significance and architectural character, are considered as undesignated heritage assets (as defined by the NPPF '21). The proposed demolition therefore is likely to result in the loss of an undesignated heritage asset without any indication of what could replace it, nor how the function will remain in the local community.



Views of the East Street Baptist Church (1896) from East Street and an interior.



View of the Ragged School (1875) with the 1974 extension of the church in the foreground.

8. The council has 28 days to determine all Prior Approval applications and these types of applications benefit from deemed consent meaning that if the council does not determine the application in that time the demolition can proceed after the application has expired. The criteria for assessment of such applications are limited in Planning terms and linked primarily to issues of public safety.
9. Historic England (HE), the government advisors on the heritage, are currently assessing the property for statutory listing. Statutory listing is managed by the Secretary of State for Digital, Culture, Media and Sport (SoS) acting on the advice of HE. The assessment of the SoS will depend on how closely the building complies with the published national criteria of significance. At the time of writing the SoS has not concluded their assessment.
10. Given the imminent threat to demolition of these undesignated heritage assets the council is proposing to extend the existing Walworth Road Conservation Area with immediate effect. The proposal will mean the East Street market area and its surrounding buildings will be designated as an integral part of the already designated Walworth Road Conservation Area. The area proposed for immediate designation in this case is limited to the current the East Street Market corridor and its surrounding buildings. The proposed extension starts from the main commercial frontage on the Walworth Road and extends east along East Street up to the intersection with Portland Road/Brandon Street. The proposed extension takes in the Peabody Buildings and pub, the former Board School and the East Street Baptist Church.



Aerial View of the proposed extension from the north. (the East Street Baptist Church and Ragged School are visible on the left hand side of the proposed extension)

11. By including the Baptist Church and Ragged School in the Walworth Road Conservation Area in this way the demolition of these undesignated heritage assets are removed from the immediate threat of demolition. If the church wish to develop their property they will require full planning permission.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues of this are:
 - a) the ability of the LPA to designate a new conservation area as an area of special architectural or historic interest

Planning Policy

13. 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

The National Planning Policy Framework (NPPF) July 2021

Principles of designation and current guidance

14. The East Street Penrose Street junction with Walworth Road is at the historic core of the Walworth Conservation Area. The link to the Market is a long-standing feature of the area and goes back to the historic emergence of Walworth, initially as a village, and later as a commercial area delivering provisions to the metropolis.
15. The extension to the conservation area is focussed on the Market area and contains predominantly late 19th century early 20th century buildings with a mix of uses including retail, housing, and social infrastructure – a school and church. The market at East Street has been a feature of the area since 1871 when the tram lines were laid along Walworth Road and the markets were established on East Street and Westmoreland Road.
16. 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.

17. 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.
18. 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.

Outstanding Schemes

19. There are no relevant Planning Applications affecting the area at the moment.

Climate Change Implications

20. Whilst designation does not preclude demolition should a reasoned and justifiable case be made, the retention and reuse of the existing building would mean that the embodied energy within the building would not be lost, helping LBS meet its net zero carbon climate change goals.

Community impact statement

21. The designation will be consulted 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.
22. It is proposed to hold a public meeting within 12 weeks of this committee and to report any consultation responses received back to Members for consideration.

23. The consultation will seek the views of local residents, businesses and other local interests over the definition of the boundaries and the conservation area appraisal. Notification of the consultation on the proposed designation and the supporting documents will be put in the local press, on the council's website. This will show how the consultation has complied with the Statement of Community Involvement.

Human rights implications

24. 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.
25. 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

26. Notifying the public of the Valentine Place Conservation Area will not result in resource implications for the staffing of the Department of the Chief Executive.
27. 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.
28. 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 Chief Executive.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities Law & Governance (SH0212)

29. 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)*).
30. 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, English Heritage 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.

31. 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.
32. There is no statutory requirement on the level of detail that must be considered by an LPA before designation. However, guidance from English Heritage 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.
33. 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)*).
34. 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
35. 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

36. The loss of the church, without a clear indication of how it is to be replaced is likely to impact on the congregation and will need to be given due regard under the Equalities Act (2010) especially as they are a group with protected

characteristics. The council's has considered the desirability to enable the continuity of worship and associated community activities in this location. Whilst there are similar facilities nearby the nearest Baptist church is located at the Elephant and Castle to the north or Wells Way to the south – approximately 700m to 1000m away.

37. The designation does not preclude demolition, and we would like to work with the church to see if their needs could be met without the loss of the heritage asset.
38. Positive equalities obligations are placed on local authorities, sometimes described as equalities duties with regard to race, disability and gender.
39. 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 and;
 - (b) promote the equality of opportunity between men and women.”

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”

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.”

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.

40. 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

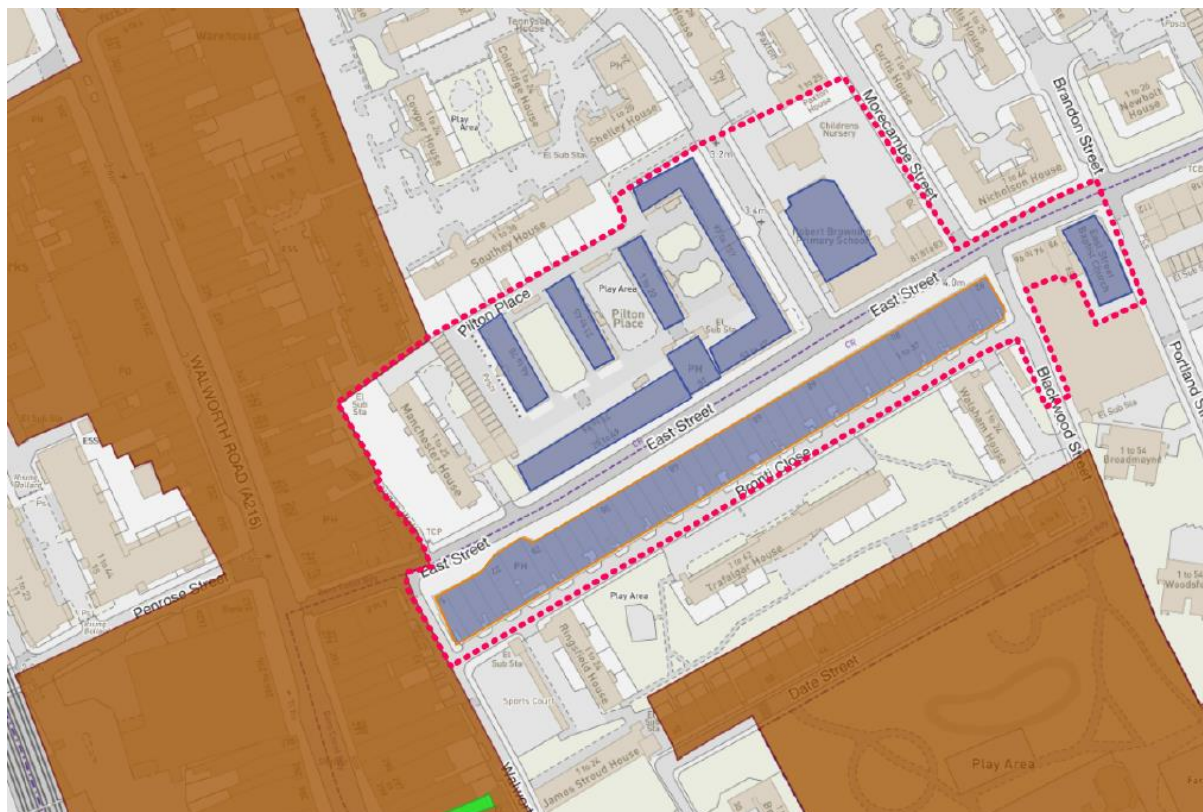
Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Map of proposed extension to the Walworth Road Conservation Area
Appendix 2	Equality Impact Assessment

AUDIT TRAIL

Lead Officer	Colin Wilson, Head of Development Management		
Report Author	Michael Tsoukaris, Senior Design and Conservation Officer		
Version	Final		
Dated	18 November 2021		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director of Law & Governance		Yes	Yes
Finance Director		No	No
Cabinet Member		No	No
Date final report sent to Constitutional/Community Council/Scrutiny Team			N/A



APPENDIX 2. EqIA

MEETING:	Planning Committee	Date:	30 November 2021
ITEM TITLE:	Consultation on proposed extension to the Walworth Road Conservation Areas		
REPORT AUTHOR: Contact name, number and email address	Michael Tsoukaris, 020 7525 5392 michael.tsoukaris@southwark.gov.uk		
JOB TITLE & DEPARTMENT	Group Manager, Design & Conservation Officer Chief Executive's Department		

SUMMARY OF CONTENT

A description of the effect of the proposed extension to the Walworth Road Conservation Area. 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 extension to the Walworth Road Conservation Area and how this needs to be accessible to all.
- The adoption of the **draft** 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, black people and people of colour as well as the elderly.

DECISIONS REQUIRED:

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

WALWORTH ROAD CONSERVATION AREA EAST STREET EXTENSION EQUALITIES IMPACT ASSESSMENT Stage One: Scoping

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

The proposed Walworth Road Conservation Area Extension draft 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 Walworth Road Conservation Area Extension draft 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 draft conservation area appraisals will be 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 Walworth Road Conservation Area Extension draft 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 Walworth Road Conservation Area Extension and the draft conservation area appraisal 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. black people and people of colour, 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 proposed Walworth Road Conservation Area Extension.

We are proposing to consult 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 proposed Walworth Road Conservation Area Extension draft 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 Walworth Road Conservation Area Extension as contributing to the enhancement of the Walworth 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, black people and people of colour, 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 proposed Walworth Road Conservation Area Extension draft 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 proposed Walworth Road Conservation Area Extension draft 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 proposed Walworth Road Conservation Area Extension draft 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 proposed East Street market area 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 proposed Walworth Road Conservation Area Extension draft 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 proposed Walworth Road Conservation Area Extension draft 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 EqIA 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 proposed Walworth Road Conservation Area Extension 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 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.

Item No. 7	Classification: Open	Date: 30 November 2021	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning 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

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	22 October 2021	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		19 November 2021

Contents

Contents	1
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	5
Site location and description	5
Details of proposal	8
Planning history of the site, and adjoining or nearby sites	14
KEY ISSUES FOR CONSIDERATION	14
Summary of main issues	14
Legal context	15
Planning policy and material considerations	15
ASSESSMENT	16
Principle of the proposed development in terms of land use	16
Environmental impact assessment	17
Housing mix, density and residential quality	17
Affordable housing and development viability	22
Amenity space	23
Children's play space	24
Design	25
Heritage considerations	32
Impact of proposed development on amenity of adjoining occupiers and surrounding area	34
Transport and highways	46
Environmental matters	50
Ecology and biodiversity	52
Energy and sustainability	52
Planning obligations (S.106 agreement)	54
Mayoral and borough community infrastructure levy (CIL)	59
Other matters	59
Community involvement and engagement	60
Consultation responses from members of the public and local groups	60
Consultation responses from external and statutory consultees	68
Consultation responses from internal consultees	71
Community impact and equalities assessment	72

Human rights implications	73
Positive and proactive statement	73
CONCLUSION	74
BACKGROUND INFORMATION	75
BACKGROUND DOCUMENTS	75
APPENDICES.....	75
AUDIT TRAIL.....	75

Item No.	Classification:	Date:	Meeting Name:
7.1	OPEN	30 November 2021	Planning Committee
Report title:	Development Management planning application: Application 20/AP/3285 for: Full Planning Application Address: 40-46 SOLOMONS PASSAGE, LONDON, SOUTHWARK, SE15 3UH Proposal: Demolition of all buildings on the site and construction of a development of 91 residential units within four buildings (a 7-storey Block A building, a 6-storey Block B/C building and two buildings in Block D of 2- and 4-storeys), together with alterations to the retained basement, provision of car and cycle parking and landscaping.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning and Growth		
Application Start Date: 11/11/2020		PPA Expiry Date: 28/2/2022	
Earliest Decision Date: 10/4/2021			

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 31 May 2022, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 229.

EXECUTIVE SUMMARY

3. The application proposes to demolish all buildings on the site, which despite their relatively recent construction have substantial faults. Four replacement residential blocks A-D are proposed, which are larger, taller and of improved architecture when compared to the existing buildings. This application has been made by the site's new owner, Henley. It follows on from two 2017 applications by the previous owner, Wandle Housing Association, that were granted permission; firstly to demolish two blocks and replace with a larger building, and secondly to carry out extensive renovations to the other two blocks. These 2018 permissions have not been implemented.
4. The current application was amended twice in response to neighbour objections and officer comments, particularly to the detail of block D's heights, windows and balconies near to the boundary with the Waveney Avenue properties. The affordable housing offer was increased from 35% to 40%.

5. The special circumstances of the existing structures requiring replacement so soon after construction are accepted in this case, particularly as the site has continued to deteriorate since the earlier applications were presented to the Planning Committee in June 2018. The current proposal provides an improved residential quality and design compared with the existing flats and the approved scheme. The six additional homes would contribute to the borough's housing targets. The proposal would achieve a 44.3% reduction in carbon emissions, and the full redevelopment of the site would enable a more sustainable construction to replace these buildings. The new homes would be better quality, well-insulated and ultimately more carbon-efficient homes, capable of long term beneficial use.
6. The public responses to the initial consultation and two re-consultations were mainly in objection, focussed on the history of redevelopments on this site, harm to neighbour amenity, unacceptable design, lack of affordable housing, transport impacts (particularly on-street parking pressure), pollution, sustainability issues, and lack of engagement by the applicant at pre-application stage. The applicant has worked with some of the closest neighbours on the boundary height, detailing of windows and balconies and surveyed heights for the final scheme design. Two objections and one support comment were received to the last consultation.
7. The proposal complies with adopted policies, and provides 40% affordable housing in the tenure split of emerging New Southwark Plan policy P1. It would have an acceptable impact on neighbour amenity and heritage assets in the area, and has taken sufficient account of sustainability considerations, transport and highways, tree and biodiversity impacts. The application is recommended for approval, subject to conditions and completion of a legal agreement.

Planning summary tables

Housing

Homes	Private Homes	Private HR.	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total (% of total)	HR Total
Studio	4	8	0	0	0	0	4 (4.4%)	8 (2.7%)
1 bed	21	44	3	6	2	4	26 (28.6%)	54 (18.3%)
2 bed	26	85	11	40	5	16	42 (46.2%)	141 (47.8)
3 bed	8	40	8	37	3	15	19 (20.9%)	92 (31.2%)
4 bed +	0	0	0	0	0	0	0	0
Total and (% of total)	59 (65%)	177 (60%)	22 (24%)	83 (28%)	10 (11%)	35 (12%)	91 (100%)	295 (100%)

Parks and child play space

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	0	0	0
Play Space	0	123	+123

Environmental, carbon neutrality, trees

CO2 Savings beyond part L Building Regs.	44.3%
Trees lost	Class A (0) Class B (5) Class C (1).
Trees gained	7

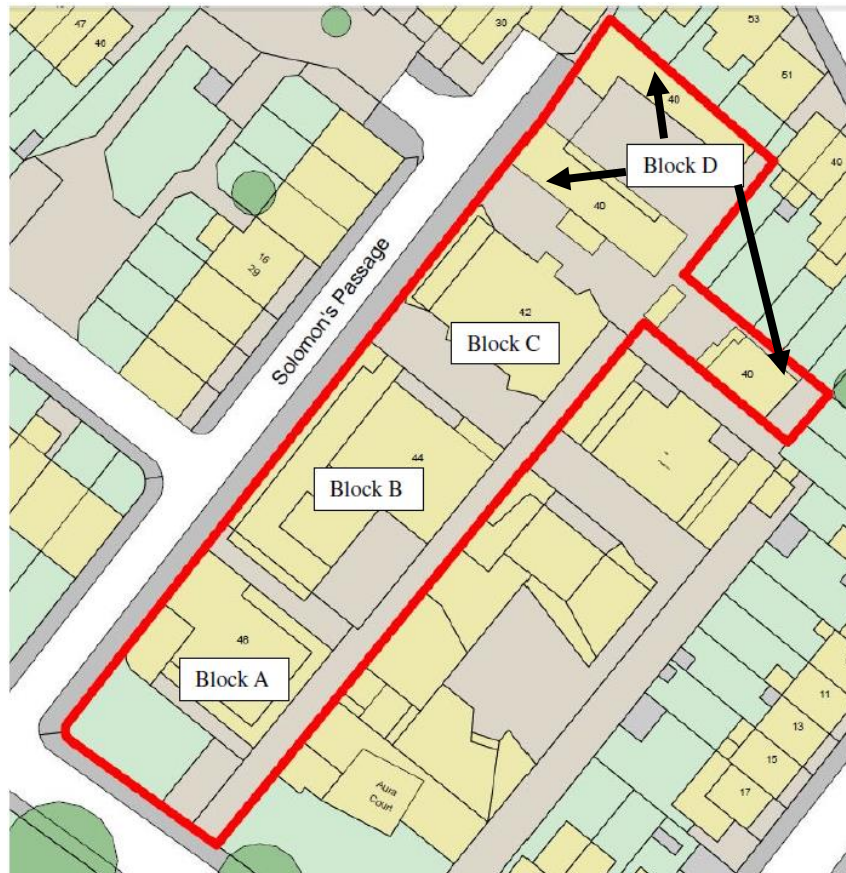
	Existing	Proposed	Change +/-
Urban Greening Factor	(unknown)	0.32	+
Greenfield Run Off Rate	146.3 l/s	6 l/s	-140.3 l/s
Green/Brown Roofs	0sqm	780sqm	+780sqm
EVCPS (on site)	0	8	+8
Cycle parking spaces	Approx. 50	238	Approx. +188
Car parking spaces	62	40	-22

CIL and S106 (or Unilateral Undertaking)

CIL (estimated)	£548,944.45
MCIL (estimated)	£127,253.67
S106	£241,892.14

BACKGROUND INFORMATION**Site location and description**

8. The application site of nos. 40, 42, 44 and 46 Solomons Passage has an area of 0.35 hectares, and fronts Peckham Rye to the south, and Solomons Passage to the west. It encompasses four blocks known as A, B, C and D. The site is surrounded by hoarding and most of the 85 flats are vacant.



Existing site layout plan of blocks A to D



Existing block A (centre) as seen from Peckham Rye, with neighbouring Aura Court on the right-hand side and the dark brown cladding of block B on the left

9. Block A (no. 46 Solomons Passage) is at the southern end of the site, facing onto Peckham Rye and Solomons Passage. It is a five storey block, with a sixth storey corner element, and contains 23 flats.
10. Block B (no. 44) has four storeys fronting Solomons Passage with a fifth storey

set back from the front elevation, and is six storeys high on the eastern side (close to the boundary with Aura Court). It contains 31 flats.



Block C on the right and block D on the left.

11. Block C (no. 42) is three- and four-storeys high on the Solomons Passage frontage, with set back fourth and fifth storeys on the eastern boundary with Williamson Court. It provides 17 flats.
12. Block D (no. 40) is at the northern end of the site and is bounded by the rear gardens of the Waveney Avenue. Despite being referred to as block D, there are actually two separate buildings. The larger C-shaped building fronts onto Solomons Passage, has two and three storeys and contains 12 units (7 flats, 1 maisonette and 4 small two-storey houses). The smaller, two-storey building is set further to the east between Williamson Court and Waveney Avenue and contains two flats.
13. The existing buildings all have a combination of white render and horizontal timber-cladding to the elevations, with metal balcony railings. A store building on the Peckham Rye frontage takes up part of the front garden.
14. Solomons Passage is a cul-de-sac of residential properties. On the north-western side of Solomons Passage, facing the site are three- and four- storey blocks of flats. To the north of the application site are two-storey residential terraced properties along Waveney Avenue.
15. To the south and east of the application site are two blocks of flats - Aura Court and Williamson Court. Aura Court is a large C-shaped block of 50 flats, 5- to 7-storeys high which fronts Peckham Rye, constructed in white render, timber cladding and aluminium cladding. Williamson Court is set behind Aura Court further back from Peckham Rye and is 4- to 5-storeys high, also in white render. Aura Court and Williamson Court are of similar age to the application site.
16. The site is within the urban density zone. The site is not within a conservation area, although the Nunhead Green Conservation Area is very close, only 10m to the north of the site and includes the Carden Road properties. The nearest listed

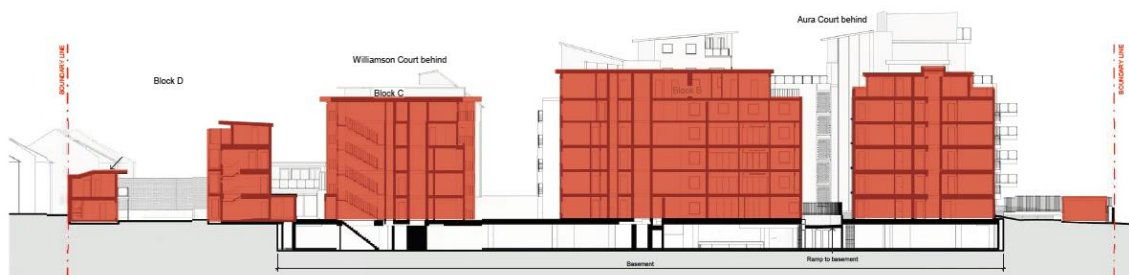
buildings are nos. 141-153 Peckham Rye, which are grade II listed and are 51m to the west of the site. The site is not within an archaeological priority area, and there are no protected trees on or near to the site. Peckham Rye is a Site of Importance for Nature Conservation and Metropolitan Open Land, and a grade II listed registered park.

Details of proposal

17. This application follows on from two earlier applications considered by the Planning Committee on 4 June 2018 made by the former owner, Wandle Housing Association. Those planning permissions were issued in October 2018. The permissions approved works to reclad and substantially renovate blocks A and D (ref. 17/AP/2326), and to demolish and redevelop blocks B and C as one larger block (ref. 17/AP/2330). Wandle has since sold the site to Henley, the current applicant, in 2020. Henley is now proposing to redevelop all the buildings on the site and build 91 new flats and houses.
18. The current application seeks to demolish all buildings on the site, including the plant store at the front of the site and a cycle store. The basement car park and vehicle ramp down would be the only retained structures on the site.

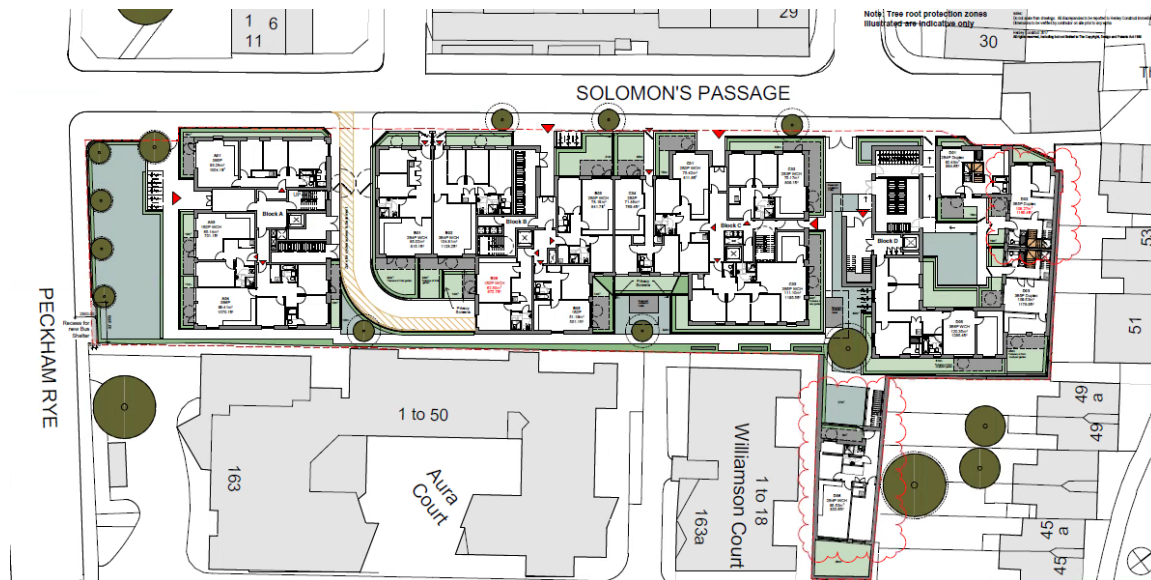


Proposed floorplan showing the blocks and store buildings to be demolished in red



Existing section through the site showing in red the demolition of all building above ground level

19. Five new buildings are proposed, one on Peckham Rye in the same location as block A, one long central building to replace blocks B and C, one at the northern end to replace block D, and a smaller block D building at the rear. The layout is shown below.



Proposed site plan

20. A total of 91 residential units are proposed, 6 more than the 85 flats and houses in the current buildings (and 4 more than approved in the 2018 permissions). Of these 91, 59 would be market tenure, 10 intermediate tenure and 22 social rent. A brief description of each proposed building is set out below along with some of the submitted visuals.



Visual of block A

Block A

21. Block A at the front of the site, facing onto Peckham Rye, would be have a shoulder height of five storeys, with two further floors set back from the side and front walls to give a total height of seven storeys. It would measure 24m wide and 17m deep (although the projecting balconies that stretch around the corners increase these dimensions), with a shoulder height of 16.9m, roof height of 22.4m, and maximum height of 23.2m for the lift shaft.
22. It would provide 26 flats and one duplex unit, all of which would be market housing. A ground floor bin store is proposed at the rear. All units would have a garden, balcony or a roof terrace. The existing front plant store alongside the Peckham Rye pavement would be demolished, allowing a larger front garden area to be created (as communal amenity space and playspace).



Visual of part of block B/C in the centre and righthand side, and block D on the left

Block B/C

23. The largest proposed building would replace two buildings at the centre of the site, blocks B and C. It would have two cores: the south-western part (block B) would be private tenure providing 32 flats, while block C at the north-eastern end would be 20 social rent flats.
24. It would measure 54m wide and varies in depth from 12.6m to 23.5m. It would be three- to six-storeys high. The heights of the different parts of the building step from 10.6m at the three-storey front bays, 13.8m for the four-storey frontage, 16.9m for the five-storey main building parapet, the main roof at 19.5m, the lift overruns at 20.9m and plant enclosure at 21.2m.
25. The ground floor flats would have gardens, and the flats in the upper levels would

have balconies or roof terraces. A ground level bin store is proposed for block B, while block C would share one with block D in the neighbouring building.



Visual of part of block D on the left, and block B/C in the centre

Block D main building

26. The larger building of block D would be set around a courtyard. The building would have a maximum width of 23.7m and be 26.6m deep. Its two-storey height on the northern boundary would be 6.3m when viewed from the front of the site, and rise to 13.1m for the four-storey part next to block B/C (with lift overrun at 13.8m). It would provide 3 houses and 7 flats, each with a garden or balcony. A cycle store and refuse store would be provided at the ground floor base of the building. These units would be intermediate tenure.

Block D smaller building

27. A small two-storey block of two flats is proposed at the rear of the site, next to Williamson Court, to replace the current building in the same location. It would be 8m wide, 14.7m deep, and 6.6m high when viewed from Williamson Court, or 5.1m high when viewed from Waveney Avenue due to the change in levels. These two flats would be social rent tenure.

Architecture

28. All the proposed buildings would share a common architecture and palette of materials with a darker brick at the base, lighter buff brick for most of the height, and bronze metal for the recessed top floors to blocks A and B/C. String courses within the brickwork, metal balustrades to the balconies, patterned wall tiles to

the core entrances and metal window frames are further design elements. The visual below shows these features.

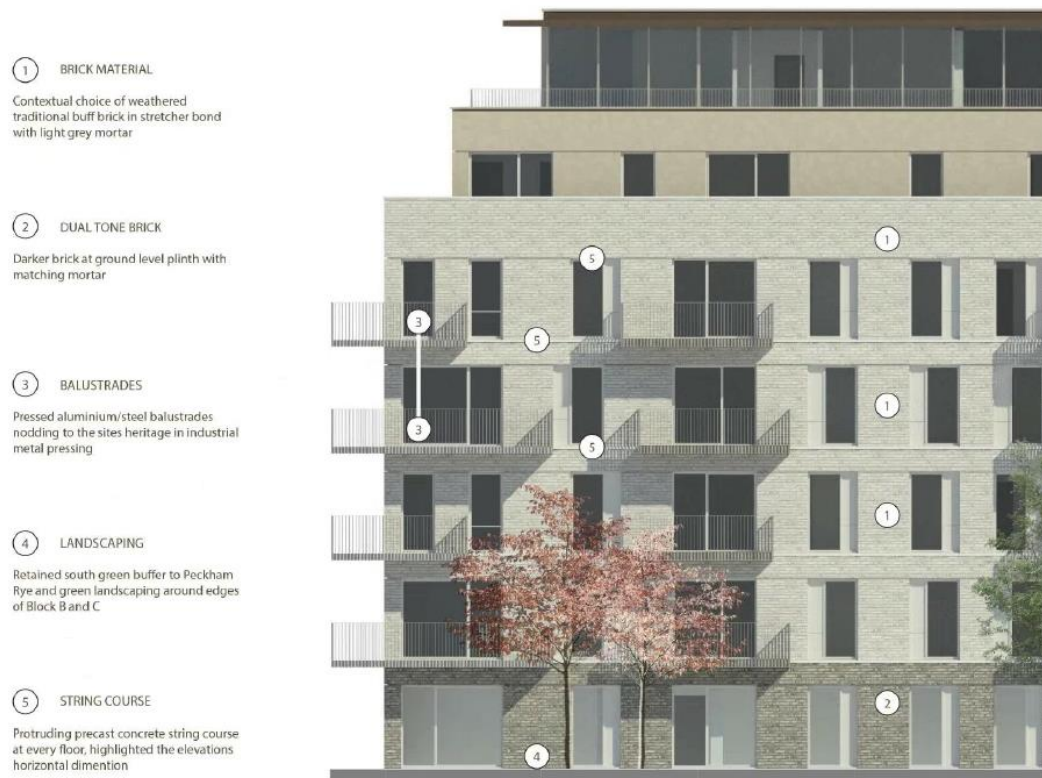


Image of the suggested materials and architectural features (the example shown is Block A's front elevation)

Landscaping, amenity space and play space

29. The front garden on Peckham Rye would provide communal amenity space and playspace. All but one of the existing trees would be removed, with replacement tree planting shown here and in other parts of the site. The spaces between the blocks would provide smaller areas of landscaping, linking pathways and visitor cycle parking.
30. The courtyard in the centre of the main block D would be divided to provide the access to the front doors of the three houses, defined private amenity space for the ground floor units and a small communal area in the middle.
31. Green roofs are proposed to block B/C and the two buildings of block D, with PV panels to the larger roofs.

Car and cycle parking

32. The existing basement that extends across most of the site is to be retained, along with its entrance ramp down from Solomons Passage between blocks A and B. The layout of the car parking spaces would be amended, allowing the provision of disabled parking spaces, bulk storage and cycle parking. There would be a reduction from 62 existing car parking spaces, to 40 proposed including 7 blue badge spaces.

Amendments to the application

33. Two rounds of design amendments were made to the proposal to respond to consultee comments, neighbour objections and officer comments. The main amendments are summarised as:

- Changes to block D including reduced height of main building on the boundary with Waveney Avenue, alterations to some of its balconies and windows (including adding louvres to restrict views towards Waveney Avenue), and reduced height of the small building at the rear.
- Addition of solar panels to the roofs of blocks B/C and D and confirmation of the green roof planting.
- Amendments to the internal room layouts of some flats in blocks A, B/C and D.
- Revised basement layout including additional cycle parking.
- Proposing the removal of the trees in the front garden of block A and revised proposed landscaping in this area.

34. The following documents were amended:

- The Design and Access Statement was updated to reference the changes. Further information on why blocks A and D are proposed to be demolished, in addition to the previously approved demolition of B and C.
- The daylight and sunlight report was updated to show the impacts of the final scheme massing.
- An addendum to the Energy and Sustainability Statement to detail how the air source heat pumps would be extended to serve a portion of block D's heating demand, and to include more PV panels to the flat roofs of B/C and D. These measures have increased the carbon reduction measures from 35% to 44.3%.
- The arboricultural impact assessment was revised to show the trees in the garden in front of block A being removed (to align with other submitted documents that showed their removal) and to include the street tree protection measures.
- The construction environmental management plan was revised following comments from TfL to remove reference to relocating the bus stop during construction.
- The air quality assessment was updated in line with the amended Energy and Sustainability Statement.
- The transport assessment and travel plan were updated.

35. The applicant increased the affordable housing offer from 35% to 40% on a habitable room basis, and updated the accommodation schedules accordingly.

Consultation responses from members of the public and local groups

36. There have been three rounds of consultation on this application, the initial

consultation and then two re-consultations on the amendments. At each stage the following numbers of responses were received:

- First consultation - 61 objections were received regarding the history of redevelopments on this site, harm to neighbour amenity, unacceptable design, lack of affordable housing, transport impacts (especially regarding on-street parking pressure), pollution, sustainability issues, and lack of engagement by the applicant. 5 neutral comments and 1 in support were also received.
- Re-consultation - 16 objections again maintaining the issues with neighbour amenity, design and transport, and 2 comments.
- Second re-consultation - 2 objections raising a variety of issues previously made, and 1 in support.

37. The consultation undertaken and responses received are set out in Appendix 4, Appendix 5 and paragraph 234 onwards, with the responses summarised in more detail later in this report.

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

38. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report, especially the two 2018 permissions refs. 17/AP/2326 and 17/AP/2330. The application follows on from pre-application advice ref. 20/EQ/0154 with the council's response letter uploaded with the application on the planning register. A fuller history of decisions relating to this site is provided in Appendix 3.
39. The recent planning history of surrounding sites mainly relate to house and flat extensions, replacement windows, and replacement cladding to Aura Court. These are also listed in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

40. 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, heights and architectural design
 - 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
 - Ecology and biodiversity

- Energy and sustainability, including carbon emission reduction
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Other matters
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights.

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

Legal context

42. 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, Peckham and Nunhead Area Action Plan 2014, 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 local planning 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.
43. 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 and material considerations

44. The statutory development plans for the borough comprise the London Plan (2021), Southwark Core Strategy (2011), saved policies from the Southwark Plan (2007) and the area action plans, such as the Peckham and Nunhead Area Action Plan (2014). 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 and material considerations which are relevant to this application is provided at Appendix 2. The adopted and emerging planning policies which are particularly relevant to the consideration of this application are highlighted in the Assessment section of the report below.
45. The site is located within the urban density zone and within the area of the Peckham and Nunhead Area Action Plan (2014).
46. The site is not within a conservation area, although the Nunhead Green Conservation Area is very close, only 10m to the north of the site and includes the Carden Road properties. The nearest listed buildings are nos. 141-153 Peckham Rye, which are grade II listed and are 51m to the west of the site.
47. Peckham Rye is a Site of Importance for Nature Conservation and Metropolitan Open Land, and a grade II listed registered park.
48. The site is not within an archaeological priority area, and there are no tree

preservation orders on or near to the site.

49. The northern part of the site (including both buildings in block D) is within the viewing corridor of borough view 1 The London Panorama of St Paul's Cathedral from One Tree Hill.
50. The site is not an allocated site in the adopted development plan nor in the emerging New Southwark Plan.

ASSESSMENT

Principle of the proposed development in terms of land use

51. The application site is in residential use, but mainly vacant as a result of the significant build quality issues uncovered in these relatively new buildings. All the previous long-term residents from when Wandle Housing Association owned the site have moved out, with a few flats having temporary occupants in place to help protect the site. There is no policy issue with the continued residential use of this site.
52. The application proposes the demolition of all buildings above ground level to redevelop the site. Construction of the current buildings finished in 2011-2012 and demolition only 10 years later is a rare proposal. The 2018 permissions approved the demolition of blocks B and C due to the significant structural issues and surveyed defects in these relatively new buildings, which remain in the buildings three years on. Intrusive surveys found many instances of very poor construction detailing leading to water ingress, water damage to the timber structure, roof defects, rotting, high levels damp and mould throughout, safety issues with the timber cladding, poor drainage of rainwater, upgrading needed to the gas supply, wiring and other services, as well as insufficient fire proofing (resulting in fire warden patrols at all times). Blocks A and D were to have substantial renovation works under the 2018 permission, to strip the blocks back to leave only the timber frame, and replace the internal walls and fittings, the external walls, roof and balconies.
53. Since the 2018 permissions were issued, the site has remained as it was but with fewer occupants and now has hoarding around it. The 2018 permissions have not been implemented and the site has new owners. The buildings have deteriorated further since the schemes were presented to the June 2018 Planning Committee. The blocks continue to be damp, with water damage to the fire protection measures and the timber frames exposed by the removal of cladding or balconies. While blocks A and D were intended in the 2018 permissions to be substantially renovated, the new site owners consider it unviable and that working within the retained timber frames would limit the quality of the homes. Renovating blocks A and D would likely raise difficulties with obtaining insurance and building warranty for the renovation work to the retained timber structures, particularly ones in a poor state. A complete rebuild would be safer by allowing full compliance with current building regulations and fire safety measures, and would provide a better quality of homes by achieving current size standards.

54. The buildings are not listed and not in a conservation area. They do not enhance the setting of the nearby heritage assets of the Nunhead Green Conservation Area, the grade II listed buildings of nos. 141-153 Peckham Rye nor the registered Peckham Rye park. Therefore there are no heritage reasons to resist demolition. The applicant has set out how the proposed design will do better than the minimum on-site carbon reductions and has considered circular economy matters as part of the wider sustainability of this redevelopment (more detail is included below).
55. The demolition of blocks B and C was approved in the 2018 application, and substantial renovation works to blocks A and D (including recladding all the buildings and redoing the internal fit out). In this very specific case, it is considered acceptable to allow the demolition of all of these relatively new buildings, which are not fit for long-term habitation due to the structural and build quality problems that have continued since the 2018 permissions were granted. The reasons are understood and full demolition of the existing buildings would allow the redevelopment scheme to bring the site back into use without the risk of safety issues of retained structures, and provide a better quality housing (set out in further detail below).
56. As well as replacing the 85 poor quality, near-uninhabitable homes with new units, the 6 additional units proposed would make a small contribution towards the borough's housing needs. The sections below consider the implications for density, affordable housing, housing quality, neighbour amenity and other material planning considerations in detail, and make comparison with both the existing site and the 2018 approved development.

Environmental impact assessment

57. The scale of development proposed by the current application does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. As with the two previous applications, the proposal's location and nature do not give rise to significant environmental impacts in this urban setting, nor when the cumulative impacts are considered with other development proposed in the surrounding area. An EIA is not required for the proposal.

Housing mix, density and residential quality

Mix

58. The proposed housing mix complies with adopted policy (strategic policy 7 of the Core Strategy) by providing no more than 5% as studios, more than 20% as three-bedroom units, and over 60% of units with two-bedrooms or larger, as shown by the table below. The mix of the affordable housing (5 x 1-bedroom, 16 x 2-bedroom and 11 x 3-bedroom homes) favours the larger units compared with the private tenure.

Unit size	Number	Percentage
Studio	4	4.4%
1-bedroom	26	28.6%
2-bedroom	42	46.1%
3-bedroom	19	20.9%
Total	91	100%

59. While this mix does not reflect the 25% of homes with three or more bedrooms in the urban zone sought by draft New Southwark Plan policy P2, as the application has been in since November 2020, it exceeds the minimum adopted policy requirement, and includes 34% of the affordable homes as 3 bed units, this is not considered to be a justifiable reason for refusal.

Density

60. Core Strategy policy 5 “Providing new homes” sets the expected density range for new residential development across the borough. Saved Southwark Plan policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, the proposal ensures a satisfactory standard of accommodation and amenity for future occupiers of the site. It also goes on to state that the council will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated, and the Peckham and Nunhead Area Action Plan repeats this in policy 16.
61. The proposal contains 266 habitable rooms in the 91 units across this 0.348 hectare site and therefore has a density of 764 habitable rooms per hectare. This exceeds the expected density range for the urban area in adopted policy. Officers have had regard to the indicators of exemplary residential quality set out in the Residential Design Standards SPD.
62. The density is however comparable to, and slightly lower than, that of the current blocks. The existing habitable room count of 273 habitable rooms in the current buildings, equates to a density of 784 habitable rooms per hectare. This is despite the larger number of homes proposed, which is likely due to the inclusion of studios in the proposal, with more 1-bedroom units and fewer 2-bedroom units than the existing buildings.
63. This small change in density also occurred in the 2018 permissions where despite an extra two units being proposed, the proposed density was almost the same, at 787 habitable rooms per hectare across the whole site.
64. It is noted that the London Plan 2021 and emerging planning policies in the New Southwark Plan do not contain the density matrices and ranges of the adopted (older) policies. London Plan policy D3 refers to optimising site capacity through a design led approach. The density calculation alone does not determine whether a proposal is acceptable, and as the sections below set out, the quality of the proposed units, the architecture, the townscape impacts, neighbour amenity impacts, and transport implications must also be considered. These are set out in later parts of this Assessment.

Residential quality

Unit sizes

65. All the units would achieve, and 88 of the 91 would exceed, the minimum floor area for the number of bedspaces for the flats and houses. The ranges of unit sizes and their amenity spaces are set out in the tables below. Achieving and exceeding the current minimum unit size standards would be an improvement to the quality of the existing units (many are smaller than current standards, for example, 2-bedroom flats which are 4-6sqm smaller than the current minimum size standard, 3-bedroom flats being 5sqm smaller than the current standard, and 2-bedroom houses 7-12sqm smaller than current standard), and this is an indicator of exemplary design in the Residential Design Standards SPD.

Market tenure units

Units	SPD minimum sqm	Proposed unit sizes sqm	SPD minimum amenity space sqm	Proposed amenity space sqm
Studios	39	40.1	10	5
1-bedroom flat	50	50.1-65	10	5-18
2-bedroom flat	61/70	65-85	10	7-69
2-bedroom two storey duplex	79	82	10	57
3-bedroom flat	86/95	90-104.8	10	12-78

Affordable tenure units

Units	SPD minimum sqm	Proposed unit sizes sqm	SPD minimum amenity space sqm	Proposed amenity space sqm
1-bedroom flat	50	53-56	10	5-8
2-bedroom flat	61/70	62-83.7	10	8-32
2-bedroom house	79	90.3	50	11
3-bedroom flat	86/95	98-120	10	10-56
3-bedroom house	93	102.5	50	13

66. Most proposed rooms meet or exceed the SPD's recommended minimum room sizes for living rooms, combined living/kitchen/dining rooms (LKDs), kitchens and bedrooms for the size of unit: there are 9 LKDs in 1- and 2-bedroom flats that fail to meet the recommended room sizes by 0.5sqm-2.3sqm however the overall quality of these flats is considered to be good, and generally well above the minimum unit sizes.
67. Nine wheelchair units are proposed within all tenures, that are sized to meet the larger minimum floor areas of the Residential Design Standards SPD, and one other flat would be wheelchair adaptable. These represent 11% of the proposed units to comply with London Plan policy D7. This is an improvement on the

existing buildings that contain no wheelchair units.

68. Each block would have a central lift core access to the upper floor flats without the need for long corridors, except one first floor flat to the smaller block D that would have an external staircase, as the existing building has. In block A, a maximum of five units per floor would share a core. In block B, a maximum of six per floor, in block C a maximum of four, and in block D a maximum of two. In this regard the proposal achieves one of the indicators of an exemplary design of minimising corridor lengths.
69. The proposed units would benefit from ceiling heights of 2.5m, which would be an improvement on the current buildings (which have ceiling heights of 2.3m) and is another indicator of an exemplary design.

Aspect

70. As 64 of units (70%) would be dual or triple aspect, the proposal achieves a predominance of dual aspect units which is another indicator of exemplary design. Of the 27 single aspect flats, 5 would have an enhanced outlook from the side-facing balcony door. Ten other flats in block B could have had a secondary outlook if their side windows didn't need to be obscured to protect the privacy of Aura Court; these side windows would allow for some cross ventilation of these flats. The single aspect flats have 1- or 2-bedrooms and would have a reasonable outlook looking across Peckham Rye (facing south-west) or Solomons Passage (facing north-west), or with a suitable separation distance to an adjoining block within the site.
71. In order to protect the privacy of future residents and neighbour amenity, some of the windows would need to be obscure glazed or have louvres to restrict views out, and privacy screens are proposed in the corners at the rear of block B/C. Some balconies also need to be screened to limit overlooking. Conditions to ensure these are proposed.

Daylight and sunlight levels

72. An internal daylight and sunlight assessment was submitted which sets out the results of the average daylight factor (ADF) for the proposed habitable rooms, their daylight distribution, and the annual probable sunlight hours (APSH) tests. The applicant has used the following recommended ADF levels for the different habitable room types:
 - 2% for a kitchen
 - 1.5% for a living room or a combined living/kitchen/dining room
 - 1% for a bedroom.
73. Of the 265 habitable rooms tested within the proposal, 228 (86%) achieved the recommended ADF value for that room type. The habitable rooms on the upper levels generally have better daylight levels. The 37 habitable rooms that fail the ADF test are within 25 proposed units (23 flats and 2 houses) spread across all blocks.

74. That 86% of the proposed habitable rooms achieve the recommended ADF and 71% would have good daylight distribution is relatively good for the redevelopment of this site, particularly when the relationship of the blocks with the close-by neighbouring buildings are considered. It is an improvement on the current daylight levels of the existing homes. When compared with the approved scheme, the daylight provision to the proposed units is an improvement with larger windows to all blocks. For example, the approved block B/C of the 2018 permission had 45 rooms failing to achieve the ADF, this has reduced to 31 in the current scheme, indicating a better daylight provision to the proposed units.

Sunlight to rooms

75. The living rooms for the 91 proposed units were assessed for sunlight (being the room where sunlight is most welcomed by occupiers), of which only 29 would meet the APSH for the year and in winter. Another 3 units would pass one of these two sunlight tests. The upper floors of all the blocks have better sunlight than those on the ground and first floor. Due to the orientation of the site with those units in the Solomons Passage frontage facing north-west, and the massing of Aura Court and Williamson Court close to the boundaries to the south and east, the sunlight reaching the site with the existing blocks is limited, and would be limited in any reasonable redevelopment scheme.
76. The limited sunlight hours to the proposed units mean that the proposal cannot be considered to have met the exemplary criteria to meet good sunlight and daylight standards. However when compared with the low levels of sunlight received by the existing units and the consented scheme, this is not considered to be a justifiable reason for refusing this application.

Sunlight to amenity spaces

77. The communal garden in front of block A would receive good levels of sunlight (92% of its area would receive at least 2 hours on 21 March). The other smaller areas of communal space would receive very little, if any, direct sunlight on 21 March due to the shading from buildings on the site and neighbouring sites. This is similar to the existing situation, and the previously approved redevelopment, and is not considered to be a reason to refuse the proposal.

Noise

78. The submitted noise report assessed the background noise levels for future residents on the site. It concludes that subject to careful design of the external building fabric (particularly the two street frontages of block A), no further mitigation would be necessary. The environmental protection team recommends a condition regarding internal noise levels.
79. A second noise report sets out the same background noise levels, and the criteria the proposed plant would be required to meet to prevent noise nuisance. The exact plant specification has not been chosen yet, so a condition for further details of plant is necessary to protect the amenity of the new residents and neighbours.

Conclusion on housing mix, density and residential quality

80. The density of the proposed scheme is comparable to the density of the existing development. The proposal is considered to provide a good quality of accommodation for future residents and achieves most indicators of an exemplary standard of design set out in the Residential Design Standards SPD. While the daylight levels to certain flats on the lower levels would be below the minimum recommended ADF, this is due to the proximity of neighbouring buildings and other blocks on the site and would be an improvement on the quality of the flats in the existing and previously approved schemes. The proposed housing mix, density and residential quality are considered acceptable and would comply with planning policies D6 of the London Plan, Core Strategy policy 5 and Southwark Plan policy 4.2.

Affordable housing and development viability

81. The application proposes 40% affordable housing, by habitable room, with the required tenure split and so is eligible for the fast track route, whereby applications offering a certain minimum level of affordable housing, in a tenure compliant split and without reliance on public subsidy, are not required to provide a viability appraisal. London Plan policy H5 introduced a fast track route but with a threshold level of affordable housing at 35%; policy P1 of the New Southwark Plan follows the same approach but sets the threshold at 40%.
82. New Southwark Plan policy P1 “Social rented and intermediate housing” requires major development to provide a minimum of 35% of housing proposed as affordable housing, with a minimum of 10% intermediate housing and minimum 25% social rent. It introduces in part 4 of the draft policy a “fast track” route where if development provides 40% social and intermediate housing with a policy compliant mix with no grant subsidy it will not be subject to a viability appraisal. The Inspectors agreed to consult on main modifications which included the 40% fast track route in P1. This was discussed at the EIP and the main modifications did not direct any change to this proposed policy wording. Since concluding the consultation on the main modifications, the council recently has received a draft of Inspectors Report on the NSP which raises no issues on this policy. This emerging policy can now be applied and given significant weight.
83. The previous owner, Wandle Housing Association, as a registered provider made all the homes on the site available as affordable housing, either social rent or shared ownership. This went beyond the requirements of the original planning permissions for the sites, which secured 35% as affordable homes by habitable room (30 affordable housing units, 18 social rent and 12 shared ownership) in their legal agreements. In decanting residents out from the blocks when the construction issues came to light, Wandle bought and constructed further properties in the borough and outside the borough to make available to the former residents of Solomons Passage. In the 2018 permissions, the council accepted that the redevelopment scheme by Wandle at that time would provide 35% on-site affordable housing, with any residents seeking to return to the site given the option to move back on social rent or shared ownership terms. This meant the 2018 permissions fixed the number of affordable habitable rooms of each tenure to achieve 35%, but did not identify which homes on the site were to be each tenure as returning residents would be allowed to choose which new

or refurbished flat to move into.

84. Wandle has since sold the site and under the new ownership there will be no returning Wandle residents. It allows the current applicant to identify which proposed homes are to be affordable and private, as required by the Council in order to monitor long term affordable housing provision. The homes within blocks A and B would be private tenure. Block C would be solely social rent, and the two buildings of block D would be a mix of intermediate and social rent tenure units. The affordable housing offer was increased during the application from 35% by habitable room to 40%, which enabled the application to be treated under the fast track provision of the New Southwark Plan.
85. The proposal has a total of 295 habitable rooms (counting any rooms over 28sqm as two habitable rooms in line with New Southwark Plan policy P1). Therefore, a 35% provision to achieve the minimum policy requirement would be 103 habitable rooms. The proposed provision of 118 habitable rooms of affordable housing represents a 40% affordable housing provision.
86. The 83 social rent habitable rooms and 35 intermediate habitable rooms represent 28% and 12% of the site-wide totals respectively, and exceed the minimum 25% social rent and 10% intermediate proportions sought by the emerging NSP policy P1. This is considered to be acceptable.
87. With this 40% provision and tenure compliant mix, the proposal can follow the fast track route established by NSP policy P1, which can now be applied weight, and does not need to be subject to a viability appraisal. An early viability review if the permission is not substantially commenced within two years would be required by a planning obligation.
88. The provision of the affordable housing, and the marketing of the intermediate and wheelchair units would be secured as planning obligations.
89. The requirement for on-going monitoring of the affordable housing, and the monitoring fee of £4,235.20 would be secured in the legal agreement.
90. Subject to securing the 40% affordable housing in the stated tenure mix and with the associated eligibility criteria, early stage viability review, wheelchair housing marketing and monitoring fee within a planning agreement, the proposal is considered to accord with the development plan policies by exceeding the 35% minimum requirement, and emerging New Southwark Plan policy P1 on affordable housing. The 40% provision is above the policy minimum of 35% affordable housing, and an improvement on the 2018 permissions. While Wandle used the whole site as affordable housing, the section 106 obligations on the permissions for the existing units mean that the sale of the site to new owners could revert to the minimum 35% provision secured in the original consents. This current application proposes an uplift in affordable housing, in addition to the improved quality of the homes, and to resolve the long-term, deep seated problems with the structures and fabric of the buildings.

Amenity space

91. All of the proposed units would have private amenity space in the form of a garden, projecting balcony or roof terrace. All 3-bedroom flats would have at least 10sqm of private amenity space. This is an improvement on the provision of the current buildings where not all flats have a balcony, and most balconies are smaller than 10sqm. Some of the proposed ground floor flats have front gardens along the edge of the pavement, which are not ideal in terms of privacy, however these repeat the existing situation.
92. The three houses in block D would have at least 10sqm of private amenity adjacent to the shared courtyard, but would not have 50sqm of garden space, nor would their gardens be 10m long as recommended by the Residential Design Standards SPD. This is replicating existing situation in this constrained area of the site which abuts the Waveney Avenue properties. The three proposed houses would replace the four existing houses that have only small front areas within the courtyard as amenity space. Noting the special reasons for redeveloping these modern buildings, the lack of compliance with the SPD guidance on gardens for houses is considered acceptable on this site.
93. The areas of landscaping between the blocks would be similar in size to the spaces between the current blocks, except for losing the area of hard surfacing between blocks B and C by constructing one larger block (as it was in the approved scheme). The front garden next to block A would be enlarged by the removal of the store building. The shortfall of private amenity space for the units totals 132sqm. Along with the 50sqm minimum size for communal space, this can be accommodated by the front garden of block A (209sqm), the rear area behind block B/C (33sqm) and the two areas in block D (27 and 36sqm). These areas are linked by a path at the rear of the blocks. The remaining area can provide play space as explained in the next topic section. The pathways between the blocks and narrow green areas shown have not been included as useable amenity space although they would add to the overall usability and sense of space in the development.
94. By providing improved private amenity space provision and a better quality landscaping for the communal areas, the proposal is considered to comply with Southwark Plan policy 4.2 and generally achieves the guidance within the Residential Design Standards SPD, recognising the constraints of this site.

Children's play space

95. With the unit mix and tenure split of the proposal, the total play space requirement is 420sqm, comprising 190sqm for 0-4 year olds, 140sqm for 5-11 year olds, and 90sqm for 12 years and older.
96. As the communal areas provide more space than the shortfall in private amenity space plus the 50sqm requirement, their remaining area (123sqm) can be used to provide some of the play space requirement. The play space is shown to be in the front garden of block A, where it would benefit from good sunlight levels and be incorporated into the landscaping with seating and tree planting. This would be designed for under 5 year olds' play and be available to residents of all blocks. There would then be a shortfall of 297sqm of play space.
97. There is not sufficient ground floor space in the site to provide all the play space

area, and the current site (with 85 homes) has none. The site is opposite Peckham Rye which provides plenty of open space for play and has large dedicated play facilities 220m from the site. The original 2006 permissions for this development required a contribution of £50,000, which was used for improvements to Peckham Rye, café, changing rooms and new street tree planting, so that the constructed scheme made a contribution to the facilities and environment of the local area.

98. The 2018 permissions approved 87 homes and did not require the addition of dedicated playspace on the site, nor payment of a contribution as it was considered the addition of two units in a scheme that partly rebuilt and partly refurbished the current blocks did not justify a payment, nor refusal of the application. The current scheme proposes four more units.
99. The current scheme as a full redevelopment of the site has similar footprints of buildings as the approved scheme, and provides an area of dedicated children's play which is a welcomed improvement on the existing and approved schemes. If the front garden were to provide more children's play space, this would reduce the area of communal amenity for all residents. The proposed scheme is considered to have made an appropriate balance of play space to communal space, especially with the close proximity to the park. A financial contribution will be required to address the on-site shortfall in provision, calculated at a rate of £151/sqm, and totalling £44,847 (indexed) and be secured in a planning obligation.

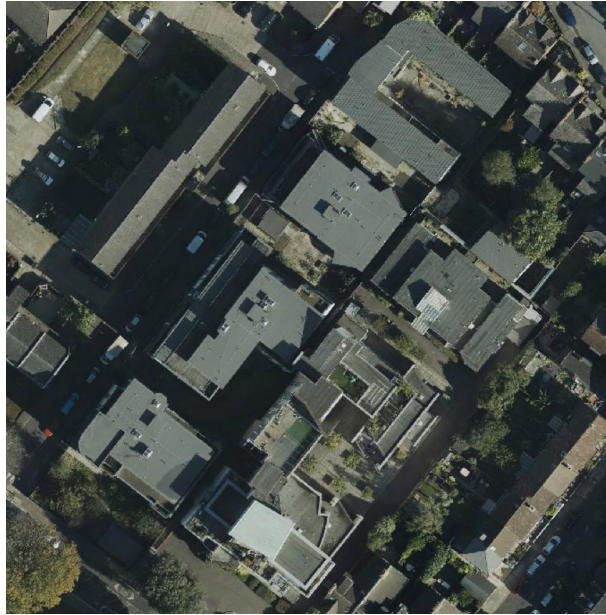
Design

100. The NPPF stresses the importance of good design, and the creation of high quality, beautiful and sustainable buildings. The London Plan includes design policies for achieving sustainable densities to optimise site capacities to ensure development is the most appropriate form for the site, to deliver good design, inclusive design and in policy D6 sets out housing quality standards.
101. Policy SP12 of the Core Strategy states that "*Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.*" Saved policy 3.12 of the Southwark Plan states that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When considering the quality of a design, the fabric, geometry and function of the proposal are included as they are bound together in the overall concept for the design. Southwark Plan saved policy 3.13 asserts that the principles of good urban design must be taken into account, including the height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Site context

102. The proposal is to replace an existing complex of buildings which suffer from structural problems due to the poor construction detailing. This existing scheme consist of four blocks A-D, with block A at five storeys and a set-back sixth storey

and corner feature. The scale reduces thereafter along Solomons Passage to four storeys plus a set-back fifth floor, then three plus one, and down to two storeys next to Waveney Avenue.

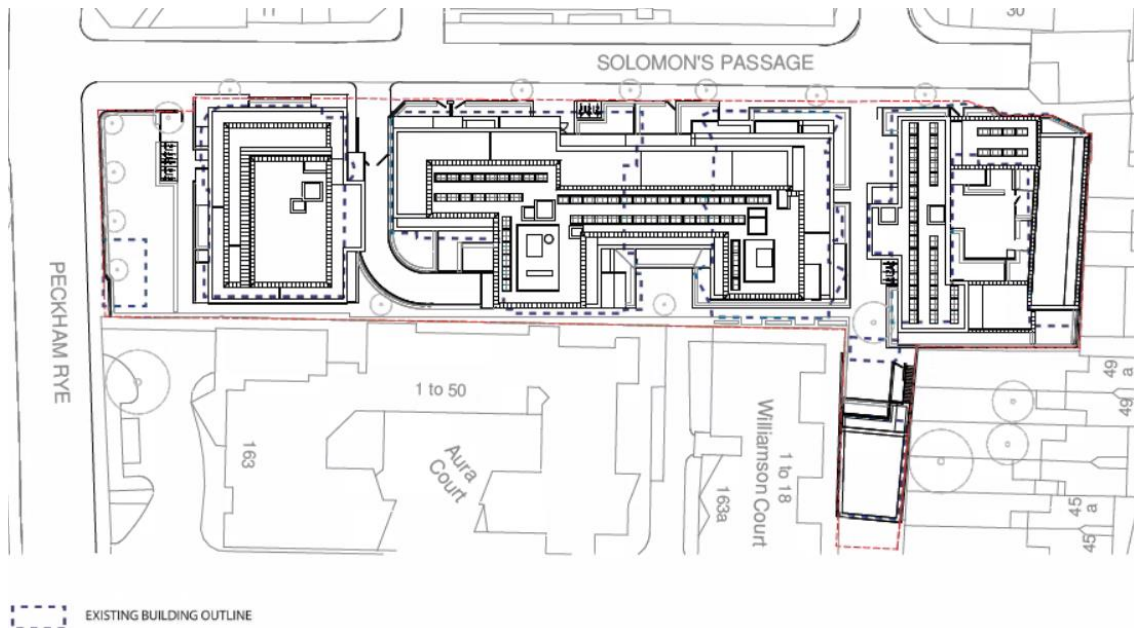


Aerial photo showing the grey roofs of the existing blocks

103. A taller block, Aura Court, lies immediately to the east of the site on Peckham Rye. Block A and Aura Court stand out as when viewed across the park however, the effect of their scale is much softened by an open position set back from the main road of Peckham Rye and by mature trees that line the road. The surroundings of the site are more traditional in scale. The properties to the north-east along Waveney Avenue and Carden Road are two-storey houses.
104. Although not old, the assemblage of render and timber that makes up the complex already looks dated, and due to the construction issues and vacancy, the buildings look run down. While neighbouring Aura Court and Williamson Court are also predominately render and timber cladding, while most other properties in the area are brick.

Site layout

105. The proposal is to replace the blocks with a completely new development above ground level. The proposal would be broadly similar in footprint to the current buildings, shown on the image below.



Proposed layout, in comparison to the existing buildings in dashed lines.

106. Like the existing building, block A would be set back from Peckham Rye to provide a landscaped courtyard and play area. The removal of a large store from this frontage location is welcome improvement to the streetscene and appearance of the proposal.
107. The two middle blocks B and C are to be combined into a single more linear block B/C, as they were in the approved scheme.
108. Block D's large building which is currently C shaped, would be enclosed on its south-eastern side, although this change would not be prominent in public views, being set back from the street. The smaller building in block D would remain in its current location at the rear of the site.

Height, scale and massing

109. The proposal has a similar form to the existing buildings, albeit higher overall and due to increased mass, and the infilling between blocks B and C, it would appear somewhat bulkier than the existing and approved buildings. The images below provide ready comparison of block A.



Existing view of block A and along Solomons Passage



Proposed view of block A and along Solomons Passage



Existing view along Peckham Rye



Proposed view along Peckham Rye

110. Like the existing block A, the replacement block A would have a shoulder height of five storeys. It would have a further two storeys above this, set back such that in close up views it is the lower storeys that set the scale. The architectural composition would be a great improvement on the existing block. The brick base of block A with glass and metal clad storeys above would form of a well-ordered and proportioned building facing the park. It would be simpler and more elegant than the existing building.

111. Block B/C would follow a similar style of a five-storey brick base, lining through with block A to provide coherence and continuity to the street scene, with one set-back upper storey. Balconies would be a conspicuous feature that would give a horizontal emphasis to the elevations.
112. Block B/C would become a longer building than the existing arrangement and would be higher than existing buildings on the opposite side of the Solomons Passage, as was the case with the earlier permission. However this aspect would be mitigated with a staggered plan form set a little back from the road with landscaping serving the ground floor flats along the frontage. Smaller three- and four-storey projections from the main building with balconies between them would also break down the apparent scale of this block.
113. Like the current block D, the main building of block D would step down from four-storeys to two-storeys to meet the smaller scale Victorian housing behind, albeit it will be a little bulkier than the existing and approved schemes due to the higher ceiling heights. The smaller building in block D would not be visible from surrounding streets, and its impact on neighbour amenity is considered elsewhere in this report.

Architectural design and materials

114. The whole composition is to be united by common materials - predominantly light coloured brickwork with bronze windows, balconies and upper floors. The detailing of the middle and base of each block features deep set windows that emphasise, along with other details, the 'heaviness' of the brickwork in contrast to lightness of the bronze upper floors and balconies. Care has been taken to detail the entrances to each block and to provide appropriate boundaries and landscaping at the base of the blocks.



115. Collectively the design of the replacement blocks would provide a more elegant and contextual scheme as an improvement upon the architecture and poor quality materials of the existing buildings.

Landscaping, trees and urban greening

116. The submitted arboricultural report surveyed the 7 trees in front of block A on the site, of which 6 were category C (low) and 1 category U (poor quality). Six trees would be removed to facilitate the development; these are all relatively immature and could be readily replaced. The birch tree near the Solomons Passage pavement would be retained. Suitable protection methods have been set out within the submitted Arboricultural Method Statement including for the street trees (which include ash which is now considered a rarity), and a condition would be included to ensure they are protected during demolition and construction.
117. Replacement trees are proposed along the Peckham Rye frontage as the main area of landscaping for the site, and single new trees at the rear of the site. Earlier in the application assessment period, the applicant had indicated additional street tree planting along the Solomons Passage pavement, however as shown by the plan below it would be difficult to accommodate further trees due to the limited pavement width and the need for associated highway works. A condition to require a stated total new tree girth is proposed to ensure reprovion, and the legal agreement would allow for a financial contribution to be paid to the council for any shortfall in on-site tree planting (if it is found not to be possible), or in the event that any street trees are damaged or removed.
118. The garden in front of block A would be set out for children's play, and the paths and smaller areas between the blocks would be laid out with new surfacing, seating and planting to improve the appearance of the current site. Green roofs are proposed to three of the buildings as further biodiversity improvements.



Landscape layout

119. The final details for the green roofs, tree planting (including the minimum stem girth to ensure replacement) and soft and hard landscaping would be secured by proposed conditions, along with provision to allow the payment of the tree contribution as a planning obligation in the event that all of the on-site planting is not possible or if street trees are damaged or removed. There is a later

assessment topic section that provides further detail on the ecology and biodiversity aspects.

Designing out crime

120. The Metropolitan Police consider it is possible for the proposal to achieve the security requirements of Secured by Design with the guidance of SBD Homes 2019, the Designing Out Crime office and the correct tested, accredited and third party certificated products. Obtaining Secured by Design certification is an indication of an exemplary design and a condition is recommended in this regard.

Fire safety

121. A fire safety statement was provided with the application. Demolishing all the buildings on the site and building afresh would remove completely the fire safety concerns with the current buildings and their timber cladding. The London Fire Brigade asked for confirmation that access for fire appliances (in line with Building Regulations) and that adequate water supplies for fire fighting purposes will be provided. The applicant has confirmed these points. A condition to require a further fire statement, in accordance with the more recent London Plan policy D12 and draft GLA guidance requirements is proposed.

Heritage considerations

122. The impact on nearby heritage assets must be considered in the assessment of the application. The proposal may impact upon views into and out from the Nunhead Green Conservation Area (to the north and west of the site) and views across Peckham Rye from The Gardens Conservation Area. The site is 50m from the grade II listed buildings of nos. 141-153 Peckham Rye. Peckham Rye itself is a grade II listed registered park, a 19th century park complete with much of its original layout and planting.
123. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context "preserving" means doing no harm.
124. Chapter 16 of the NPPF requires the local planning authority to sustain and enhance the significance of heritage assets, and to give great weight to an asset's conservation.
125. Southwark Plan saved policy 3.15 "Conservation of the historic environment" requires development to preserve or enhance the special interest or historic character or appearance of buildings and areas of historical or architectural significance, and this is repeated in Core Strategy policy 12 "Design and conservation". Saved policy 3.18 "Setting of listed buildings, conservation areas

and world heritage sites” states that permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building, and important views of a listed building or the setting of a conservation area. Emerging NSP policies P18 “Listed buildings and structures”, P19 “Conservation areas”, P20 “Conservation of the historic environment and natural heritage”, and P21 “Borough views” similarly seek to protect the setting of such heritage assets.

126. The proposal would have a larger massing than the current blocks so that the upper storeys would be visible from within the Nunhead Green Conservation Area along Forester Road above the rooftops. However, the replacement of the existing dilapidated buildings with new buildings of higher architectural quality and with better materials are considered to preserve setting of this conservation area to the north.
127. The Gardens Conservation Area is situated across Peckham Rye to the west. The site does not form a prominent part of the setting of the conservation area, and it does not appear in the same views as buildings within the conservation area, although block A can be seen across the park from it. The brickwork of block A would be more sympathetic to the traditional architecture of the area than the current render and timber. The proposal would be mainly screened by trees and seen alongside buildings of similar scale. Therefore it is considered to preserve the setting of this conservation area.
128. The site is close to the magnificent terrace of grade II listed Georgian townhouses, nos.141-153 Peckham Rye, but they are separated by a modern block of flats. The mature trees lining Peckham Rye set the overall character of the road. There is little direct relationship between buildings on the site and the listed terrace. While taller than the current building, the proposed block A which fronts onto Peckham Rye would not be significantly larger than the current block. The proposed materials of brick (in place of the current render and timber) are more traditional and would form a more contextual response to the listed buildings. The proposed blocks are considered to preserve the setting of these grade II listed buildings.
129. The proposed block A would be visible in views from the registered Peckham Rye park viewed along with its neighbour Aura Court, but it would not stand out significantly more than the present building. The proposed more discrete and traditional materials would be an improvement upon the white render of the existing building, and the removal of the store building on the frontage would be a further improvement. The proposal would not harm the setting of this heritage asset.
130. The northern part of the site (including both buildings in block D) is within the proposed New Southwark Plan borough view 1 “The London Panorama of St Paul’s Cathedral from One Tree Hill” viewing corridor. Due to the ground level difference between One Tree Hill and the application site below, the proposal would not affect this borough view.
131. The site is not within an archaeological priority area, and with the existing basement remaining, there would be limited groundworks associated with the redevelopment of the site.

132. In conclusion, the proposal would not cause harm to the heritage assets in the surrounding area, or any archaeological deposits. For these reasons the proposal is considered to comply with sections 66 and 72 of the Listed Buildings and Conservation Areas Act, the NPPF, Core Strategy strategic policy 12, saved policies 3.15, 3.18 and 3.19 of the Southwark Plan, and draft policies in the New Southwark Plan relating to heritage.

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

133. Core Strategy policy 13 “High environmental standards” seeks to avoid amenity and environmental problems. Saved policy 3.1 “Environmental effects” of the Southwark Plan seeks to prevent development from causing material adverse effects on the environment and quality of life. Saved policy 3.2 “Impact on amenity” of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity to present and future occupiers in the surrounding area, or on the application site. Emerging policy P55 “Protection of amenity” of the New Southwark Plan states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users.
134. References to the loss of privacy, outlook, daylight and sunlight were made in the objections received, to the increased noise and disturbance from the demolition/construction phase and the increased number of homes on the site.

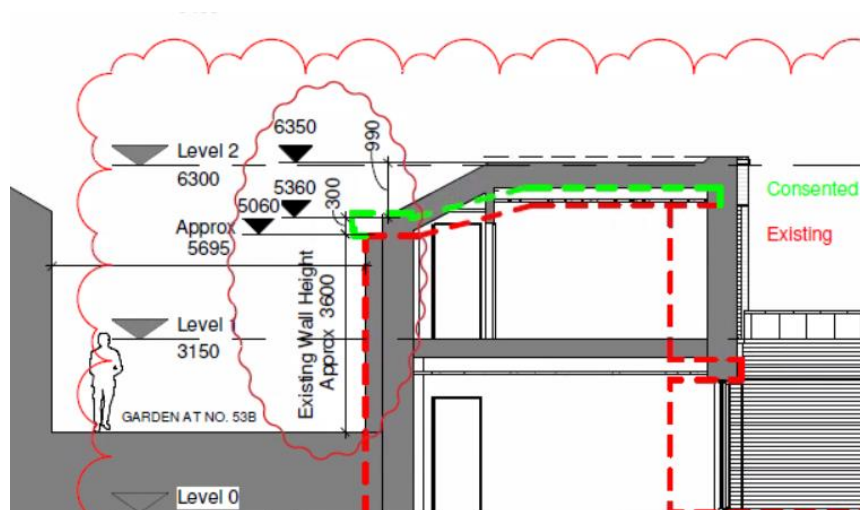
Outlook and privacy

135. As is the case with the existing situation, the windows and balconies on the front elevations of the four blocks A-D would face across the road to the facing properties on Solomons Passage at a distance of generally 12-15m. The additional storeys in the proposal would have their top floors set back from the frontage to increase the separation distance and help prevent the additional height and massing from being overbearing to these neighbours.
136. The balconies on the side of block A would face over the road to nos. 1-15 Solomons Passage at a distance of 10m, however the flank of the neighbouring terrace does not have any windows. The existing block A has windows that look onto this neighbour at a distance of 11m, and the front of block A has existing balconies looking towards the neighbouring block. Therefore while closer than the 12m sought by the Residential Design Standards SPD and slightly closer than the current building, the proposed block A is considered to be an acceptable relationship that would not cause a material loss of privacy or outlook for nos. 1-15 Solomons Passage.
137. The overlooking from the first floor windows of block D to Pineapple Cottage at a much closer distance of approximately 2m would remain, and a new window is set further back than the existing situation of an angled window. The proposed block D is considered to have an acceptable relationship to the privacy and outlook of this neighbour due to the existing overlooking.

138. The sides and rears of the existing five buildings on the site are in close proximity to Aura Court, Williamson Court and the Waveney Avenue properties; the changes proposed by this redevelopment have been carefully considered for how the massing and overlooking would change for these neighbours. The relationship between the rears of blocks A and B/C with Aura Court and Williamson Court are already tight, and the two block D buildings sit on the boundary with the Waveney Avenue neighbours.
139. The side windows of block A that look onto Aura Court would serve bathrooms or be secondary windows to habitable rooms that have larger windows on the front elevation. The flats in this adjacent part of Aura Court have front and rear facing windows in a projecting bay, so that visibility between the windows would be difficult.
140. Block A would be the same depth as the existing block set 1.7-2m from the boundary with Aura Court. The projecting central element at the rear of block A would be set 8.5m off the boundary which is considered sufficient to prevent it having an overbearing impact compared with the current massing. The existing block A has a roof terrace to its fifth floor, which the proposed scheme would replicate, albeit larger over the central rear projection. The front roof terrace on the new sixth floor would not significantly increase the overlooking of the adjacent roof terrace on Aura Court.
141. The proposed block B/C would infill between the two detached blocks B and C, as the approved scheme did. Block B/C would broadly follow the footprint of the existing block B for its southern part, and would be set slightly apart from Aura Court at its closest point (1.9m rather than the current 1.4m). It would be a storey higher than the current building, which the setting back off the boundary is considered to balance given the already tight relationship between the buildings. As with the approved scheme, windows in the closest flank wall of block B/C would need to be obscure glazed, and the ends of the balconies closest to Aura Court would need to be screened to reduce the overlooking.
142. The northern half of block B/C as the replacement for block C would infill the existing gap between the two blocks; this would be set 9m from the boundary and sit alongside the gap between Aura Court and Williamson Court. The main proposed massing closest to the boundary would sit alongside Williamson Court. There is currently a 2.5m separation between block C and Williamson Court; this would increase to 5.2-5.6m although Williamson Court has only clerestory windows to its top floor on this side elevation, meaning this increase would be of limited benefit to their outlook. It means the windows to the lower floors of this part of block B/C do not need to be obscure glazed, however the upper floors and the projecting balconies on the north-eastern side would need to be screened at the end to prevent views back into Williamson Court's rear windows.
143. In conclusion, the footprint of the proposed block B/C is considered to be sufficiently set back from the boundary and aligned with the walls of Aura Court and Williamson Court that the increased height of the proposed block near to this boundary would not cause harm to the outlook of these neighbours.
144. Turning to block D, design amendments were made during the application to try

to address the objections raised by residents on Waveney Avenue to the two buildings of block D, and to better represent the level changes in the rear gardens. The applicant has sought to keep the increased height of the two storey houses along the boundary close to that of the existing houses and of the approved scheme, while also allowing improved internal ceiling heights for the future residents.

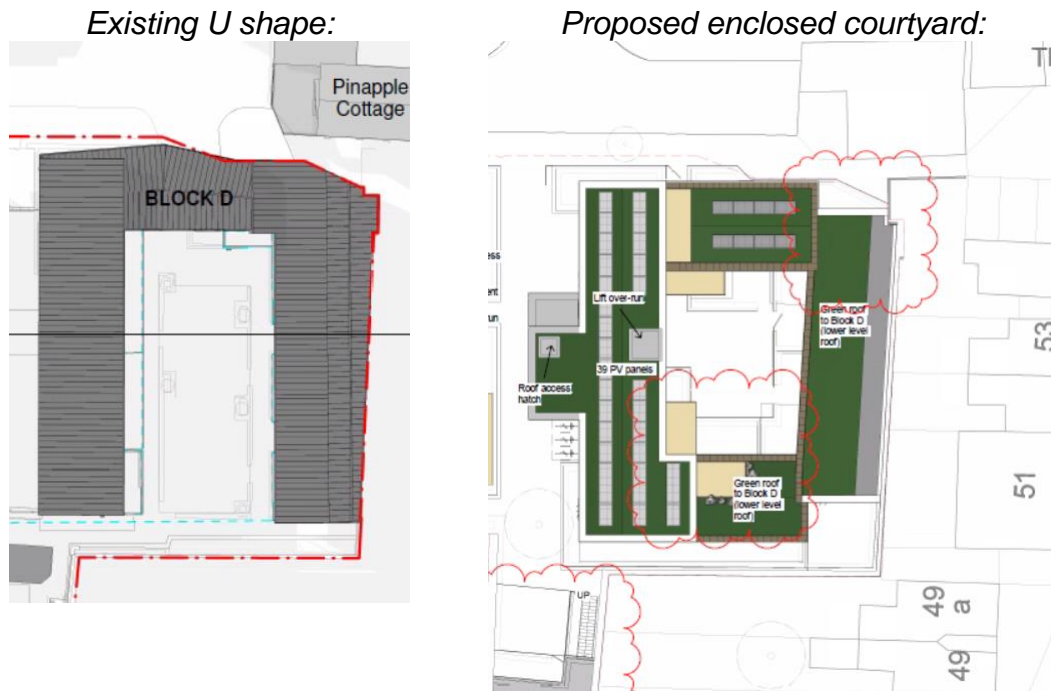
145. Nos. 51-55 Waveney Avenue have short rear gardens, and are those most affected by the changes to the houses in the main building of block D. No. 55 has recently constructed its own ground floor rear extension which has further reduced its garden space. The block D houses currently have a shallow pitched roof to keep the height low on the boundary.
146. The larger massing of block D's main building would provide better ceiling heights and internal areas, and would mean the proposal would be larger when viewed from the rear windows and rear gardens of nos. 43-49 Waveney Avenue. No first floor windows or rooflights are proposed so as to avoid privacy issues. The image below indicates the change in height and massing between the existing building (shown by the red dashed line), the consented scheme (shown in green dashed line) which improved the roof insulation as part of the renovations of the block, and the section of the current proposal in dark grey.



Section through the block D houses, showing one level of no. 53's rear garden and the existing and consented heights

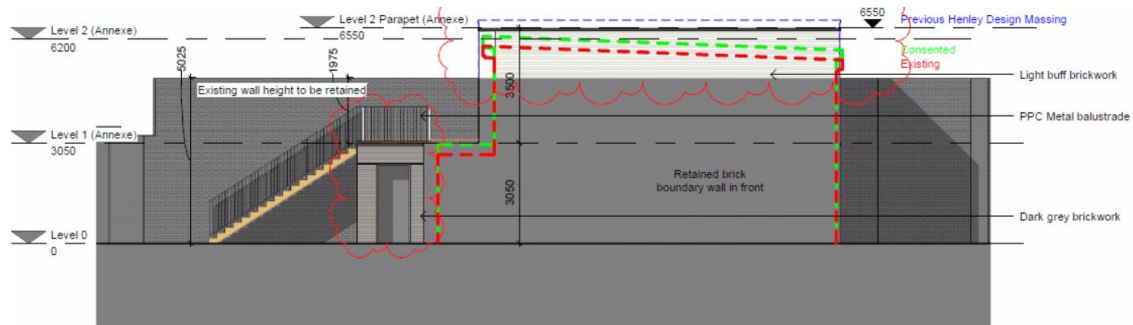
147. The current proposal is taller than the existing building and the scheme approved in 2018, as shown by the grey roof above the red and green lines. The increase in height at the boundary wall would be small at 30cm, matching the previous permission, and the shallow angle of the roof away from the boundary helps to reduce the additional visible massing from the gardens and ground floor windows of the Waveney Avenue neighbours. This part of the proposal is considered to have an acceptable impact on the outlook of these Waveney Avenue neighbours.
148. The proposed main building of block D seeks to infill the currently open side of the C shaped main block D building at ground floor level. This would be set 2m off the boundary and set behind the existing tall boundary wall. The proposed footprint is pulled further back from the corner next to nos. 49A and 51 compared with the existing block which would benefit the outlook of these neighbours. The

infilling close to the boundary of no. 49A's rear garden would be balanced by the greater set back in the corner, so that the proposal is considered not to have an intrusive impact on no. 49A's outlook or sense of enclosure.



149. The other side of the proposed four-storey block D would be taller than the existing four-storey part of the block, but would be set at least 13.8m from the boundary with nos. 51-55, and be mainly screened by the closest wing in views from the gardens. The balconies were re-sited to face into the central courtyard rather than on the side elevation, in response to neighbour comments. This taller element would be viewed towards the far corner of the rear gardens of nos. 43-49A. This part of the proposal is considered to be sufficient distance to prevent an intrusive impact on the outlook from the windows and rear gardens of the Waveney Avenue properties.
150. Louvres in front of certain windows are necessary to restrict the views out from the closest first floor window towards the Waveney Avenue houses, and to direct views from the closest windows away from Williamson Court; these would be secured by condition. Further details of the screening to a first floor balcony would also be required by condition, along with ensuring the installation of obscure glazed windows. Permitted development rights for the houses would also be removed, in the interest of protecting neighbour amenity.
151. Objections were received that the additional brickwork to the boundary walls would not match in and would be unsightly. The materials for all of these new buildings would need to be agreed by condition primarily to ensure a suitable streetscene appearance, rather than trying to match a garden wall that is not visible in public views; with the different ages of the walls a complete match would not be possible without reconstructing the whole wall.
152. The final proposed building to consider is the smaller building in block D, which sits on the boundary with Williamson Court and nos. 45-49 Waveney Avenue.

The proposed smaller block D (shown on the drawing below) is taller than the existing two-storey building, but of similar height and massing (shown in red dashed line) and of the approved scheme (shown in green dashed line). It is at the end of the Waveney Avenue gardens which are 12-16m long, and is mainly screened by the tall boundary wall. It is much closer to the Williamson Court flats on the southern side, however the tall boundary wall would again screen most of the building. The additional height of the flat roof is considered not to cause harm to the outlook of the flats. Providing the replacement first floor balcony is screened on both sides, the proposal would not cause harm to the privacy and outlook of these neighbours.



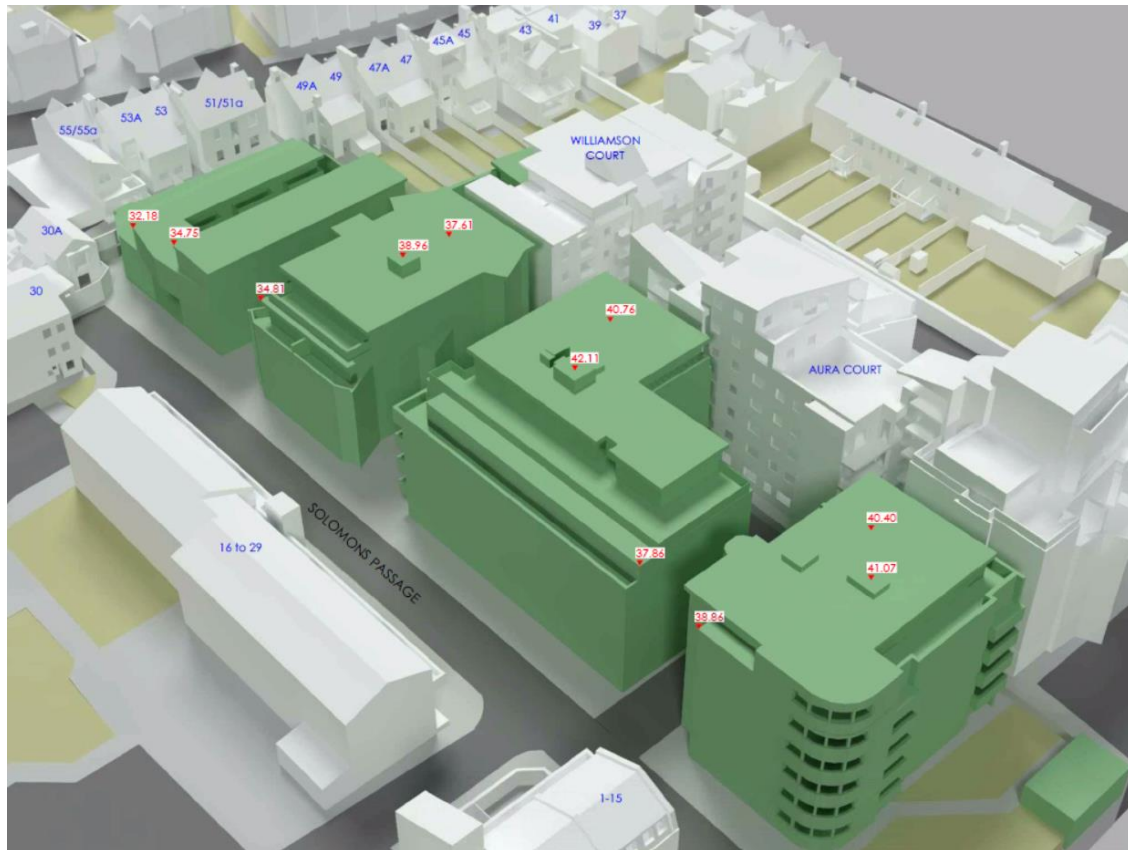
Block D - South-West Annexe Elevation
South-western elevation of block D

153. In conclusion, for these reasons, while each of the proposed blocks are taller and have greater massing than the existing blocks and the approved scheme, the proposal is considered not to cause a material loss of privacy (subject to conditions on the obscure glazing and balcony/terrace screening), nor to result in a significant loss of outlook to neighbouring properties on each side of the site.

Daylight

154. A daylight and sunlight report was submitted which assesses the scheme based on the Building Research Establishment's (BRE) guidelines on daylight and sunlight. This was updated with the proposal's amended design.
155. The BRE guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first is the Vertical Sky Component test (VSC); this considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE has determined that the existing VSC daylight figure can be reduced by 20% of the original value before the loss is noticeable.
156. The second method that can be used is the No Sky Line (NSL) test which assesses the proportion of the room where the sky is visible, and plots the change in the "no sky line" between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the existing area of sky visibility, daylight distribution within a room may be affected.
157. The proposal's impacts on daylight (the VSC to windows and NSL to rooms)

were assessed in the submitted report for neighbouring properties on Waveney Avenue, Solomons Passage, Aura Court and Williamson Court, and three properties on Somerton Road. The visual below shows the existing site's buildings in green, and the surrounding properties in white with address annotations in blue type where they were tested. The results of these two daylight tests and commentary on the impacts on the amenity of neighbouring properties are set out below.



VSC

158. The VSC test compares the amount of daylight reaching the centre point of a habitable room window in the existing situation and in the proposed scenario due to the massing of the proposal. The results are set out in the table below.

VSC existing v proposed

Neighbouring property	Windows tested	Windows that pass	Fail 20-29.9%	Fail 30-39.9%	Fail 40%+
43 Waveney Avenue	10	10	-	-	-
45 Waveney Avenue	5	5	-	-	-
45A Waveney Avenue	6	6	-	-	-

47 Waveney Avenue	5	5	-	-	-
47A Waveney Avenue	5	5	-	-	-
49 Waveney Avenue	4	4	-	-	-
49A Waveney Avenue	5	5	-	-	-
51 Waveney Avenue	3	3	-	-	-
51A Waveney Avenue	3	3	-	-	-
53 Waveney Avenue	3	3	-	-	-
53A Waveney Avenue	3	3	-	-	-
55 Waveney Avenue	5	5	-	-	-
55A Waveney Avenue	6	6	-	-	-
1-15 Solomons Passage	14	14	-	-	-
16-29 Solomons Passage	14	7	2	-	5
30 Solomons Passage	8	8	-	-	-
Pineapple Cottage	11	11	-	-	-
Aura Court	80	37	16	7	20
Williamson Court	83	83	-	-	-
9-13 Somerton Road	26	26	-	-	-
Totals	299	249	18	7	25
		(83.3%) pass	50 (16.7%) fail		

NSL

159. The results of the “no sky line” test (NSL) are set out in the table below:

NSL existing v proposed

Neighbouring property	Rooms tested	Rooms that pass	Fail 20-29.9%	Fail 30-39.9%	Fail 40%+
43 Waveney Avenue	5	5	-	-	-
45 Waveney Avenue	4	4	-	-	-
45A Waveney Avenue	5	5	-	-	-
47 Waveney Avenue	4	4	-	-	-
47A Waveney Avenue	4	4	-	-	-
49 Waveney Avenue	4	4	-	-	-
49A Waveney Avenue	4	4	-	-	-
51 Waveney Avenue	3	2	1	-	-
51A Waveney Avenue	3	3	-	-	-
53 Waveney Avenue	2	1	1	-	-
53A Waveney Avenue	2	2	-	-	-
55 Waveney Avenue	3	3	-	-	-
55A Waveney Avenue	2	2	-	-	-
1-15 Solomons Passage	14	14	-	-	-
16-29 Solomons Passage	14	3	3	2	6
30 Solomons Passage	6	6	-	-	-
Pineapple Cottage	4	4	-	-	-
Aura Court	44	31	6	6	1
Williamson Court	53	52	1	-	-
9-13 Somerton Road	12	12	-	-	-
Totals	192	165	12	8	7
		(86%)	25 (14%)		

		pass	fail
--	--	-------------	-------------

Commentary on the VSC and NSL test results

160. While the amendments made to the massing of block D have resulted in four fewer windows in Waveney Avenue failing the VSC test than in the earlier iterations, the current scheme would have more daylight impacts on neighbouring windows and rooms than the existing buildings. The tables above show failures to nos 51 and 53 Waveney Avenue, nos. 16-29 Solomons Passage, Aura Court, and Williamson Court. The current scheme would also result in more neighbouring windows and rooms failing the tests than the 2018 approved schemes:
- 51 Waveney Avenue - 1 room fails NSL that would have passed in the 2018 scheme
 - 53 Waveney Avenue - 1 room fails NSL that would have passed in the 2018 scheme
 - 16-29 Solomons Passage - 1 window now fails VSC that would have passed in the 2018 scheme, and there are now greater reductions in VSC. 9 more rooms fail the NSL test than in the 2018 scheme.
 - Aura Court - 29 windows now fail the VSC that would have passed in 2018 scheme. 7 more rooms failing the NSL test than in the 2018 scheme.
 - Williamson Court - 1 more room failing NSL than with the 2018 scheme
161. Of the windows and rooms that fail the VSC or NSL tests, the impacts suggested by the results of the submitted daylight report are considered as follows:
162. 51 Waveney Avenue – one room would see a 22% reduction in NSL so just over the 20% considered to be noticeable. The windows all pass the VSC tests so the overall daylight impact is considered to be acceptable.
163. 53 Waveney Avenue – the assumed LKD would experience a 21% reduction in NSL marginally above the 20% threshold considered to be noticeable. The windows all pass the VSC test so the impact on daylight overall is considered to be acceptable.
164. 16-29 Solomons Passage – seven first floor windows would fail the VSC test (and 6 also fail the NSL test). These appear to be bedroom windows which have a projecting deck access above, meaning they have very low existing VSC values of 0.27-1.89. Any reduction in value is therefore a proportionately high change. The second floor rooms failing the NSL test appear to be kitchens that currently have very good daylight distribution, and would retain daylight to at least 56% of their area. These maisonettes have more windows and better daylight provision on their rear façade, so that the reduction in daylight to the front windows would not cause significant harm to the amenity of these dual aspect properties.
165. Aura Court – 44 windows within 19 flats fail the VSC test. 13 rooms in 13 of the flats fail the NSL test. The affected windows and rooms are grouped within the central part of the building close to the shared boundary. Most of these flats have another aspect on the other side of Aura Court away from the application site. The one-bedroom units that do not have an alternative outlook were affected to

a similar degree by the scheme approved in 2018. The following paragraphs will go through the affected flats on each floor of Aura Court.

166. Aura Court ground floor – two flats would be affected by both VSC and NSL. These windows have low existing VSC values of 0.09-5.58 due to the proximity of the blocks. The loss of daylight to these ground floor flats is very similar to the impacts caused by the approved scheme.

- A two-bedroom flat would see a reduction in VSC and NSL to a bedroom but its other bedroom and combined LKD would retain good daylight being on the other side of the building.
- Another two-bedroom flat would have a reduction in VSC to the kitchen window, and a reduced VSC to one bedroom window but both rooms pass the NSL test. The main living room area would retain its current daylight being on the other side of the building, and the other window in the same bedroom would see a slight improvement in VSC and NSL results.

167. Aura Court first floor – four flats would be affected. The changes to the massing of proposed block A appear to affect the flats in the front and central part of Aura Court more than the approved 2018 scheme would have done.

- A two-bedroom flat at the front of Aura Court would have the two windows serving a bedroom experience a reduction in VSC, although the current windows have VSC values of 5.12-9.33 as they are affected by the massing of Aura Court and block A. The other bedroom would have a 23% reduction in NSL so slightly above the 20% threshold. The living room at the front of the flat would not be affected.
- A two-bedroom flat would have one bedroom see a reduced NSL and VSC to all three windows (reducing the current very low VSCs of 0.25-5.3), but the LKD and other bedroom would retain good daylight.
- A two-bedroom flat would have reduced VSC to one bedroom window, but pass the NSL test. The flat would retain good daylight to its other bedroom and LKD which have windows on the other side of the building.
- A one-bedroom flat would see reduced VSC and NSL to its LKD, and reduced VSC to one of two windows serving the bedroom. The VSC and NSL impacts are of a similar scale to those of the approved 2018 scheme.

168. Aura Court second floor – four flats would be affected. Again, the changes to the massing of proposed block A appear to affect the flats in the front and central part of Aura Court more than the approved scheme would have done.

- A two-bedroom flat at the front of Aura Court would have the two windows serving a bedroom experience a reduction in VSC and NSL. The other bedroom would have a 24% reduction in NSL. The living room at the front of the flat would not be affected.
- A two-bedroom flat would have one bedroom see a reduced NSL and VSC to all three windows (which have low VSCs of 0.73-7.36), but its LKD and other bedroom would retain good daylight.
- A two-bedroom flat would have reduced VSC to one bedroom window, but pass the NSL test. The flat would retain good daylight to its other bedroom and LKD which have windows on the other side of the building.

- A one-bedroom flat would see reduced VSC and NSL to its LKD, and reduced VSC to one of two windows serving the bedroom. The VSC and NSL impacts are of a similar scale to those of the approved scheme.

169. Aura Court third floor – four flats affected:

- A two-bedroom flat at the front of Aura Court would have the two windows serving a bedroom experience a reduction in VSC and NSL. The other bedroom at the rear and the living room at the front of the flat pass the tests.
- A two-bedroom flat would have one bedroom see a reduced NSL and VSC to all three windows (which have existing VSC values of 1.81-10.27), but the LKD and other bedroom would retain good daylight.
- A two-bedroom flat would have reduced VSC to one bedroom window, and kitchen window, but these rooms pass the NSL. The flat would retain good daylight to its other bedroom and living area which are on the other side of the building.
- A one-bedroom flat would see reduced VSC and NSL to its LKD, and reduced VSC to one of two windows serving the bedroom. The VSC impacts are of a similar scale, and for the LKD are better than the impact of the approved 2018 scheme.

170. Aura Court fourth floor – four flats affected:

- A two-bedroom flat at the front of Aura Court would have the two windows serving a bedroom experience a reduction in VSC and NSL. The other bedroom at the rear and the living room at the front of the flat would pass the tests.
- A two-bedroom flat would have reduced VSC to two of three windows serving a bedroom but passes the NSL test, and its LKD and second bedroom would retain good daylight.
- A two-bedroom flat would have reduced VSC to its bedroom window, and kitchen window, but these rooms pass the NSL. The flat would retain good daylight to its other bedroom and living room which are on the other side of the building.
- A one-bedroom flat would see reduced VSC and NSL to its LKD, and reduced VSC to one of two windows serving the bedroom. The VSC and NSL impacts on this flat are similar to, and for the LKD are better than, the impact of the 2018 approved scheme.

171. Aura Court fifth floor – one flat affected:

- A 3-bedroom flat would see its smallest bedroom with reduced VSC and NSL, and another bedroom with reduced VSC to one of its two windows. As a triple aspect flat, its other bedroom, kitchen and living area would retain good daylight. The impact on VSC and NSL are less than the 2018 permission scheme.

172. Williamson Court – one ground floor room would experience a 21% reduction, so slightly over the 20% threshold. The room currently has 59% daylight

distribution which would reduce to 46% of its area. The VSC to this room is only slightly affected and so would continue to receive good daylight levels as a bedroom within a two-bedroom flat.

173. When considered together the impacts upon neighbouring properties through a reduction in VSC to particular windows and/or NSL daylight distribution to rooms are considered not to be significantly harmful to their quality of the accommodation and their amenity. This is also the case when compared with the impacts of the scheme approved in 2018.

Sunlight

174. The same neighbouring residential properties were tested for the sunlight hours to the windows, where those windows face within 90 degrees of south. A window would fail the sunlight test where all three test criteria are met:

- The window would receive less than 25% of annual probable sunlight hours or 5% of winter hours; and
- It would experience more than a 20% reduction in current sunlight hours and;
- The absolute reduction in annual sunlight hours would be more than 4%.

APSH existing v proposed

Neighbouring property	Windows tested	Windows that pass	Fail Winter hours	Fail Annual hours
43 Waveney Avenue	7	7	-	-
45 Waveney Avenue	5	5	-	-
45A Waveney Avenue	4	4	-	-
47 Waveney Avenue	5	5	-	-
47A Waveney Avenue	3	3	-	-
49 Waveney Avenue	4	4	-	-
49A Waveney Avenue	3	3	-	-
51 Waveney Avenue	6	6	-	-
51A Waveney Avenue	3	3	-	-
53 Waveney Avenue	3	3	-	-
53A Waveney Avenue	3	3	-	-
55 Waveney Avenue	7	7	-	-
55A Waveney Avenue	4	4	-	-
1-15 Solomons Passage	0	-	-	-
16-29 Solomons Passage	14	14	-	-
30 Solomons Passage	8	8	-	-
Pineapple Cottage	7	6	1	-
Aura Court	31	25	-	6
Williamson Court	43	43	-	-
9-13 Somerton Road	4	4	-	-
Total	164	157	1	6
		(96%)	7 (4%)	

175. For Pineapple Cottage, the first floor window (serving a bedroom) would have a reduction in winter sunlight hours, however as one window to a room served by

two others, and as one room in this house, the reduction in winter sunlight hours is not considered to reduce the overall amenity of the house.

176. The other test failures are in Aura Court. Four more window fail the APSH test in the current scheme than the approved scheme. Those windows in Aura Court that would experience a noticeable reduction in sunlight hours are on the second, third, fourth and fifth floors:
- One bedroom window on the second floor would see a reduction in annual sunlight hours from 15% to 9%. This flat does not receive sunlight to any other windows. The reduction to the sunlight to a bedroom is considered not to cause significant harm to the overall amenity of this flat.
 - One bedroom window on the third floor would see a reduction in annual sunlight hours from 7% to 2%, but this flat would retain good sunlight to its living room and other bedroom.
 - The three windows affected on the fourth floor serve two bedrooms in two flats. One flat retains good sunlight to its other rooms. The second flat would see a reduction from 19% annual sunlight hours to 14% and does not receive sunlight to any other windows. The reduction to the sunlight to a bedroom is considered not to cause significant harm to the overall amenity of this flat.
 - The fifth floor, triple aspect flat would see a reduction in sunlight to a bedroom but retain good sunlight from its southern and eastern facing windows.
177. Having considered the affected windows of the neighbouring properties, and bearing in mind the BRE advice that sunlight to living spaces, rather than bedrooms, is of higher concern, the proposal is considered to have an acceptable impact on the sunlight reaching the windows of neighbouring properties. It would not cause significant harm to the overall quality of these properties.

Overshadowing of amenity spaces

178. The impact of the proposal's massing on the sunlight reaching the outdoor amenity spaces of neighbouring properties was assessed in the submitted daylight and sunlight report. The BRE guidance suggests at least half of an amenity space should receive at least two hours of sunlight on 21 March (the spring equinox) to appear adequately sunlight throughout the year.
179. The figures in the submitted report show the test results for the rear gardens of Waveney Avenue, being to the north of the proposal. While there would be some reductions to the area of gardens receiving at least two hours of sunlight on the 21 March, the reductions would not be significant (i.e. the area is not lower than 0.8 times its existing value). Two gardens (nos. 45 and 51) would see a slight improvement in sunlight hours to their gardens.

Conclusion on daylight and sunlight

180. The proposal would have an acceptable impact on the outlook and levels of privacy to surrounding properties, subject to conditions regarding screening of certain balconies and no use of the flat roofs as terraces. The impacts on VSC,

NSL and sunlight test results to the windows and rooms of neighbouring properties have been given careful consideration on a unit by unit basis, particularly for Aura Court which would experience the greatest impacts. As set out above, the impacts on Aura Court are often to rooms/windows with low current daylight levels and are often to dual aspect flats, and are similar in scale to the impacts of the approved 2018 scheme. The proposal would not cause significant overshadowing of neighbouring gardens.

Light pollution

181. External lighting within the landscaped areas would be designed comply with the Institution of Lighting Professional's guidance notes to reduce the likelihood of light pollution to neighbouring properties.

Noise and vibration

182. Objections were received that referred to the increased number of units, windows and balconies on the site causing more noise to neighbours. This is a residential site in a residential area, being redeveloped for residential use. The proposed arrangement of the balconies, windows and garden areas across the blocks generally follow the form of the current blocks. While there is an increase in the number of units, the day to day occupation of the proposed scheme is considered unlikely to cause such additional noise and disturbance to surrounding properties as to cause nuisance. Conditions regarding plant noise are proposed.

Transport and highways

183. London Plan policies on transport seek to ensure developments are integrated with current and planned transport access and capacity, to provide mitigation where necessary and focus on sustainable modes. Core Strategy policy 2 encourages sustainable transport to reduce congestion, traffic and pollution. Southwark Plan saved policies 5.1 "Locating developments", 5.2 "Transport impacts", 5.3 "Walking and cycling", 5.6 "Car parking" and 5.7 "Parking standards for disabled people and the mobility impaired" seek to direct major developments towards transport nodes, provide adequate access, servicing, facilities for pedestrians and cyclists, and to minimise car parking provision while providing adequate parking for disabled people.

Site layout

184. The proposal follows a similar layout to the existing blocks, and retains the same vehicle access to the basement between blocks A and B. The blocks would be again accessed by pedestrians off Solomons Passage.

Trip generation

185. The site is in an area with a medium public transport accessibility level. The front of the site has a PTAL rating of 4, while the eastern and northern parts have lower levels of 2 and 1b. The site is within walking distance of Nunhead and Peckham Rye train stations, and next to the bus routes along Peckham Rye, with a greater range of bus routes available on Nunhead Lane and Rye Lane. Concerning the vehicle movements ensuing from this proposal, officers'

interrogation of comparable sites' travel surveys within TRICS travel database has revealed that there would be no material difference in the vehicle movements associated with the existing buildings on this site and the proposal. Therefore the proposal would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads. With the proposed reduction in car parking on the site and only an additional 6 homes, there would likely be a reduction in vehicle movements compared with full occupation of the current buildings.

186. The proposal is projected to create around 18 and 12 two-way public transport trips in the morning and evening peaks hours respectively, plus 26 two-way service vehicle movements per day. With six additional units proposed to the current homes on the site, this is not a significant increase in public transport nor servicing demand. The two bus stops on Peckham Rye close to the site have no bus real-time passenger information system and the eastbound one has no shelter, and would benefit from being improved for future residents of the redevelopment to encourage public transport use. This would be secured by a planning obligation, and the provision of the bus shelter would be subject to TfL's agreement.

Pedestrian and cycle links

187. Each block would be accessed from the Solomons Passage pavement, as they are currently. The footway next to this site on Solomons Passage connects to the pedestrian routes in the neighbouring Peckham Rye park and the bus stops on Peckham Rye and Nunhead Lane. Footways provide access to Nunhead station to the north-east and Peckham Rye train station to the north-west. Solomons Passage and the adjoining Peckham Rye are 20mph speed limit roads. Peckham Rye has recurring pedestrian crossing facilities on it in the form of zebra crossings and refuges near to the junctions with Solomons Passage, Somerton Road and Waveney Avenue plus a raised junction treatment across the three arms of the Peckham Rye/Solomons Passage junction. There are existing cycle routes around this development on Peckham Rye, Waveney Avenue, Linden Grove and through Peckham Rye park.
188. The repaving of the pavements and new kerbs along Peckham Rye and Solomons Passage, including the tactile surface at the junction, removing the redundant dropped kerb on Peckham Rye, and resiting of a lighting column would be required as necessary highway works (detailed further below) to upgrade the pavements to current standards ready for the new occupiers.
189. The applicant has proposed a 0.8m wide by 5m long sliver of land in front of block A as a position for a future bus shelter, which can be created with the proposed demolition of the store building, however a wider area would be preferred to give more pavement space around the shelter. Should TfL decide to progress this option to relocate the eastbound bus stop, then a detailed design of this area would be required, and an obligation to this effect would be included in the legal agreement. The Transport policy team has requested a 0.8m wide strip along the site's stretch of Peckham Rye to widen the pavement (which has not been proposed by the applicant), however this would further reduce the area of garden and play space on the site and would leave the existing pavement in front of Aura Court and nos. 165-171 at its the current width. On balance, this

requested improvement to the pedestrian environment is not considered to be necessary to make this redevelopment acceptable in planning terms. It was not a requirement of the 2018 permissions for a similar number of units.

Highway works

190. The highways development management team requested highway works to be secured in a section 278 agreement to improve the pedestrian environment and bring the entrances up to current standards. These include: 1) repaving the footways fronting the development (including moving the current light column at the junction which is in the middle of the pavement) and removing the redundant vehicle access on Peckham Rye; 2) constructing the vehicle crossover into the basement car park in line with the current Southwark Streetscape Design Manual; 3) providing dropped kerbs for the refuse bin collection and introduce a length of waiting restrictions to assist with collections; 4) offering the strip of land on the Peckham Rye frontage for a relocated bus stop for adoption and; 5) repairing any damage to the highway during construction. These have been agreed by the applicant, and would be secured in a s278 agreement as part of a planning obligation.
191. Highways and transport officers also requested two further highway works be secured on any permission as these would be of benefit to pedestrians:
 - Conversion of the existing zebra crossing at the Somerton Road/Peckham Rye junction to a raised zebra crossing, including the reconstruction of the relevant tactile and road surfaces.
 - Introduction of an additional pedestrian refuge and crossing on Peckham Rye at the western side of its junction with Solomons Passage and a raised table on Solomons Passage.
192. The applicant has not agreed to these two measures. Officers consider the relatively small increase in the proposed number of homes on the site would not significantly change existing pedestrian movements to and from the site nor in the area, nor add a significant number of residents compared to when the existing flats were occupied. With a pedestrian island and raised junction already in existence in front of the site, requiring the applicant to fund these additional pedestrian improvements further away from the site is considered not to be proportionate to the scheme, nor necessary to allow the scheme to be acceptable in planning terms.

Construction, servicing and deliveries

193. A demolition and construction management plan would be secured on any permission, including demonstrating that transport operators will have a minimum of 'Silver' membership of FORS and adopt scheduled delivery times and consolidation of deliveries. Measures to allow the continued, safe operation of the nearby bus stop would also be required.
194. Servicing of the completed development would be as with the current scheme from Solomons Passage, with refuse collection on-street and no servicing yard for residential deliveries. Given the increase of only six units compared with the established use of the site and there being no change to the servicing arrangements from the current blocks, it is not considered reasonable to require

a delivery and servicing management plan.

Refuse storage arrangements

195. Refuse stores are shown at ground level for blocks A, B and D (shared with C), with the refuse collection vehicle waiting on street and the bins being dragged across the level hard surfacing. This is the current arrangement, and is acceptable to the waste management team. The dropped kerbs would be included in the required highway works. The stores have been sized to accommodate sufficient waste and recycling storage.

Car parking

196. The site is not within a controlled parking zone. The application proposes to reduce the number of car parking spaces on the site from the current 62 basement spaces to 40, seven of which would be blue badge spaces, and 8 (20%) shown as active electric vehicle charging points (EVCP).
197. The reduction in the prevailing car parking provision is significant and although the car parking survey carried out by the applicant's consultants is three years out of date, the retained number of car parking spaces is larger than the maximum provision in the New Southwark Plan for a residential development of this nature (which would be zero for areas with a PTAL of 4, and a maximum of 23 spaces for a PTAL of 3). Other than providing further cycle storage or general stores, the basement could not readily be put to any other use. This development will be excluded from those eligible for car parking permits under any present or future CPZ operating in this locality. The applicant will be required to provide the 20% spaces with active EVCP and the remaining 80% car parking spaces with passive EVCPs to future proof the proposal. A car and cycle parking scheme would be required as a planning obligation to detail the allocation of the spaces.

Cycle parking and cycling facilities

198. The applicant has retained the vehicle entrance leading down to the basement car park via a ramp that would have a hatched zone along the shared vehicle/cyclist route for cyclists accessing the three basement cycle stores. The applicant has proposed 238 cycle parking spaces including 214 spaces in the basement and the remaining 24 on the ground, 48 (20%) of which would be contained in Sheffield cycle racks including 2 disabled cycle spaces. Sheffield stands in front of blocks A, B/C and to the side of block D would provide visitor spaces. This cycle parking provision is more than the required numbers in the London Plan and New Southwark Plan and is welcomed. Further details of its design would be secured by a proposed condition.

Other highway matters

199. The highways development management team has asked that a condition be imposed given the works to reconfigure the car park and works close to the pavement boundaries to require detailed design and method statements for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway.

200. Comments from the highways development management team on the Southwark Streetscape Design Manual requirements, adoptable standards, pre-commencement condition survey, drainage, and any oversailing balconies can be used as informatives on any permission.

Conclusion

201. The proposal would retain the basement for car parking, with the number of spaces reduced to allow for better cycle storage and blue badge provision. The number of car parking spaces still exceeds current policy requirements, however given this parking already exists and can be provided in the retained basement and the level of cycle parking exceeds minimum policy requirements, the parking provision is considered to be acceptable as part of the wider, unusual reason for redeveloping the site. Conditions and planning obligations are proposed to secure further details, construction management, transport contributions, the option to relocate the bus stop, and the highway works that are considered to reasonably relate to the proposal to redevelop this recent residential scheme.

Environmental matters

202. Core Strategy policy 13 “High environmental standards” requires developments to meet the highest possible environmental standards, increase recycling, minimise water use, mitigate flood risk and reduce air and land pollution. Southwark Plan policies 3.3 “sustainability assessment”, 3.6 “air quality”, 3.7 “waste reduction” and 3.9 “water” similarly relate to sustainability measures in developments, and the London Plan policies in chapter 9 “sustainable infrastructure” address the same topics.

Construction management

203. The air quality assessment lists out the mitigation measures during demolition and construction to reduce the effects of dust over the expected two year construction programme. Such measures would be secured in the CEMP (required by condition) to reduce the likely demolition phase and construction phase impacts to the environment, neighbour amenity and highways.

Water resources

204. The proposed new homes would incorporate water efficient fittings to reduce potable water use.

Flood risk

205. The site is outside flood zones 2 and 3 and therefore is at a very low risk of river flooding (the probability of flooding is lower than 1 in 1,000 years). The Environment Agency had no comment on the proposal, and the council’s flooding team had no objection.

Sustainable urban drainage

206. The site is within a critical drainage area. There are Thames Water pipes and

sewers underneath Peckham Rye and Solomons Passage. The proposed foul drainage into the Thames Water sewer would be the same as the existing buildings. The proposed surface water drainage would have reduced flow rates, by using the green roofs to the blocks and an attenuation tank beneath the garden in front of block A, as the main area of site not taken up by the existing basement.

207. The council's flooding and drainage team support the proposals to restrict surface water discharges from the site and the green roofs. Although the proposed discharge rates are higher than the estimated greenfield runoff rate, given the site constraints (i.e. the existing basement that is being retained which prevents further below ground storage of runoff) this is acceptable. A condition to require further details is proposed. Thames Water raises no objection, subject to a condition requiring a piling method statement. Comments on the necessary permits and Thames Water procedures would be included as informatives on any permission.

Land contamination

208. The site was occupied by a large metal works building until its redevelopment in the late 2000s. The site was redeveloped for residential use, and the basement excavations removed soil from the site. The basement takes up most of the application site and is to be retained in the proposal. Block D and the front garden to block A are outside the basement's extent.
209. A desk-top contaminated land assessment has been provided which considers that if contamination from historic uses is present (such as those areas of the site where the basement has not removed the soils), it would present a moderate to low risk to both construction workers and future residents, and a low risk of ground gas. Site investigation works and chemical testing would need to be undertaken and necessary mitigation measures incorporated. The investigation and remediation strategy would be secured as a planning condition, along with an unexpected contamination condition.

Air quality

210. The submitted air quality assessment considered the exposure of future residents to the site's air quality, including from the vehicle trips from the occupied development and the communal and individual boilers within the proposal. The proposal is considered to have a negligible impact on NO₂ and PM10 concentrations, and overall air quality in the area. Electric vehicle charging points in the basement car park (active and passive provision) would be required by condition.

Wind

211. The proposal is not a tall building, and the massing of the proposal is broadly similar to the current blocks on the site and neighbouring sites. It would not raise significant wind issues.

Ecology and biodiversity

212. The current site is of limited biodiversity value, although a survey undertaken in 2020 indicated the buildings provide potential bat roosting features (due to the lack of maintenance of the buildings causing gaps in the cladding and roofs). Replacement landscaping and tree planting, as well as hedges, garden planting, bird boxes and green roofs are included in the proposal. The application has been reviewed by the council ecologist, who considers the submitted ecological appraisal to be acceptable and made recommendations on the precise tree species and extensive green roof planting.
213. The landscaping, tree planting and green roofs have an urban green factor of 0.32, which is below the 0.4 score for predominantly residential schemes sought by London Plan policy G5. However it would be an improvement on the existing site's ecological interest and the approved scheme, and with larger scale planting limited by the extent of the retained basement beneath most of the site. This is not considered to be sufficient reason for refusal of the application.
214. Conditions are recommended regarding the green roofs, to require 18 bird nesting bricks, further landscaping details and management plan, and for a precautionary bat survey as demolition had not occurred before March 2021 (when bats start to emerge). These measures would ensure the proposal incorporates measures to enhance biodiversity, on a site next to the Peckham Rye SINC.

Energy and sustainability

215. Core Strategy policy 13 "High environmental standards" requires developments to minimise greenhouse gas emissions. Southwark Plan policy 3.4 "energy efficiency", and the London Plan policy SI2 similarly seek to reduce carbon emissions.
216. A proposal to demolish buildings that are only 12 years old is not a sustainable form of development, however the specific case for taking the drastic step of demolishing all the buildings on the site has been set out earlier in this assessment. Leaving the buildings to deteriorate further would not be a sustainable option, since vacant buildings do not provide homes to support the local community and further deterioration would ultimately lead to the need to redevelop. Options to renovate and repair have been fully explored but discounted as not feasible due to the scale and range of building defects. Clearing the site to allow development will bring it back into use and provide better quality, well-insulated and ultimately more carbon-efficient homes, capable of beneficial long term use.

Whole life cycle and carbon capture

217. The requirements of the London Plan policy SI2 "Minimising greenhouse gas emissions" came into effect during the course of the application, and the applicant has recently provide a whole life-cycle carbon report to address this policy. This report calculates that the construction phase would cause the most carbon emissions (from the production of the materials for the buildings), and that the occupation phase would continue to use carbon for daily energy and

water, and less frequent maintenance and replacement during the life time of the development. The submitted whole life-cycle carbon report recommends that opportunities to specify low-carbon materials are taken at the detailed design stage, for example, selecting steel with high recycled content for the structural frame, and bricks that use concrete or high recycled content. Retaining the basement structure means there are no additional transport emissions for that part of the finished development. Two conditions relating to whole life carbon are recommended, one at pre-commencement stage and an updated one after occupation to require whole life carbon assessments.

Carbon emission reduction

218. The energy and sustainability statement goes through the measures within the proposal to reduce carbon emissions, and this was amended during the application to improve the carbon savings. For the remaining 59 tonnes of carbon each year, a payment of £168,150 for the carbon off-set requirement would be secured in the section 106 agreement.

Be Lean (use less energy)

219. Be lean measures include the orientation of the facades, how the amount of glazing has considered passive solar design and provides good levels of daylight, reducing over heating, allowing natural ventilation, the building fabric, and low energy lighting. The measures provide a 19% reduction in carbon emissions.

Be Clean (supply energy efficiently)

220. The site is 1.2km from the nearest district heat network, so connection to an existing network is not feasible, and is unlikely to be feasible in the future.

Be Green (Use low or carbon zero energy)

221. Air source heat pumps are proposed and a larger area of rooftop PVs was incorporated into the amended plans to achieve a further 24.5% reduction in the total emissions. Together these “be lean” and “be green” measures would achieve a 44.3% reduction on site (improved from the 35.07% of the original submission). This would be better than the 37.9% savings for the rebuild of block B/C approved by one of the 2018 permissions.

Be Seen (Monitor and review)

222. The London Plan (2021) requirements for monitoring the completed development will be included in a planning obligation.

Circular economy

223. The applicant has provided a circular economy statement to address the requirements of London Plan policy SI7 “Reducing waste and supporting the circular economy”. This statement was prepared with reference to the GLA’s draft guidance. The existing buildings on site would be demolished and their

materials recycled with separated waste streams on site and a target for 95% of non-hazardous material to be diverted from landfill: a pre-demolition audit was provided to suggest how the concrete and tiles could be crushed for reuse, steel could be recycled, and timber used for energy generation although with the damage to the frame the wood may be rotten and the metals may be corroded. Retaining the existing basement prevents excavation waste and saves approximately 2,500 tonnes of concrete. A pre-fabricated light-weight steel frame would be used for the new buildings (rather than a traditional concrete and blockwork structure) which can be dismantled, reused and recycled and can be supported by the retained basement structure. A brick slip system to the elevations can be removed and reused, and is half the weight of traditional masonry. Conditions are proposed to require a final version of the circular economy statement and post-completion reporting to ensure compliance with London Plan policy SI7.

Overheating

224. The proposal has reduced potential overheating by including shading from the balconies and from the neighbouring buildings, and by including openable windows for natural ventilation. As a typical residential construction of bricks, metal cladding and projecting balconies, and when considering the orientation of the site and the shading from the neighbouring buildings on the southern and eastern sides, the proposal does not raise significant overheating issues to future occupiers.

Planning obligations (S.106 agreement)

225. 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 Section 106 Planning Obligations 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
226. Following the adoption of Southwark’s Community Infrastructure Levy (SCIL) on 1 April 2015, only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.
227. The proposal requires the following measures to be secured as planning obligations which are set out in summary:

Planning Obligation	Mitigation	Applicant Position
Affordable housing on-site provision	To provide the 40% affordable housing as 22 units of social rent	Agreed

	(83hr) and 10 units of intermediate tenure (35hr) housing on site to an RP/the council, to be made available before more than 50% of the private units can be occupied, and setting out the eligibility criteria.	
Affordable housing monitoring fee and monitoring clauses	£4,235.20 (indexed) for the monitoring of the affordable housing provision on site, and requirement to provide an annual report on the on-site affordable housing.	Agreed
Affordable housing viability reviews	An early stage review in the event that the permission is not substantially implemented within two years of permission being granted.	Agreed
Wheelchair housing marketing	To market the 4 private and 1 intermediate tenure wheelchair units to wheelchair users in appropriate locations.	Agreed
Carbon offset financial payment	59 tonnes at £95/year for 30 years = £168,150 (indexed) to achieve the zero carbon policy requirement	Agreed
Be seen monitoring post-installation and review	Review to verify the carbon savings delivered with an upwards only adjustment to the carbon off-set green fund contribution if required.	Agreed
Highway works	To enter into a s278 agreement to secure the following highway works to be carried out prior to first occupation: - Repave footway fronting the development including	Agreed

	<p>new kerbing on Solomons Passage and Peckham Rye using materials in accordance with Southwark Streetscape Design Manual, including replacing the relevant tactile paving and relocating the lighting column with street name plate at the junction corner.</p> <ul style="list-style-type: none"> - Construct vehicle crossover in accordance with current SSDM. - Provide dropped kerb access on Solomon's Passage for refuse bins and introduce a length of waiting restrictions to aid in refuse collections. - Repave and dedicate a strip of land (between the adopted highway and the proposed fence lines) on Peckham Rye and Solomons Passage, which currently do not form part of the public highway as publicly maintained. - Repair any damage to the highway due to construction activities. 	
Bus stop area	To liaise with TfL on whether it wishes to relocate the eastbound bus stop to the site, and if so to submit a scheme for approval showing the location of a bus shelter plus sufficient pavement width, the landscaping	Agreed

	<p>of the front garden of block A, the bus stopping area, the relocated pedestrian refuge, and to construct such a scheme including the bus shelter (the cost of the shelter and Countdown to be up to £60,000) in accordance with the approved details no later than first occupation unless an alternative timetable is agreed, and to offer the strip of land (between the adopted highway and the fence line) on Peckham Rye, which currently does not form part of the public highway as publicly maintained.</p>	
Car and cycle parking management plan	<p>Submit car and cycle parking scheme for the provision of 40 car parking spaces including 7 disabled car parking spaces (shared equitably between affordable and private housing units), detailing the access arrangements for residents of block D, 8 (20%) of which must be equipped with active electric vehicle charging points (EVCP's) and the remaining 80% with passive EVCP's, plus 238 cycle parking spaces contained in secure shelters, comprising at least 24 Sheffield cycle racks including 2 disabled cycle spaces, for approval.</p>	Agreed

	Exclude from CPZ parking permits for existing and future CPZs.	
Transport contributions	Contribution of £20,000 (indexed) to provide real-time passenger information system (Countdown) to one bus stop.	Agreed
Tree contribution	In the event a) that the new tree planting required by condition is not delivered on site or b) the street trees to be protected during the works are damaged, killed or removed, a financial payment be provided to the council to provide replacement tree planting in the area.	Agreed
Playspace contribution	£44,847 (indexed) to address the shortfall of 297sqm of playspace on site.	Agreed
Construction phase jobs and training	To secure a minimum of 17 jobs, 17 short courses, and 4 apprenticeships. A financial contribution if shortfall based on the £4,300 per job, £150 per course and £1500 per apprenticeship (all indexed).	Agreed
Administration and monitoring fee	2% of the above financial payments = £4,659.94	Agreed

228. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with saved policy 2.5 of the Southwark Plan, Core Strategy policy 14 and London Plan policy DF1, and the Section 106 Planning Obligations and CIL SPD.
229. In the event that an agreement has not been completed by 31 May 2022, the committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a section 106 agreement, fails to ensure adequate provision of affordable housing and construction jobs and skills, and mitigation against the adverse impacts of the development such as the necessary highway works and through contributions for the carbon offset fund and transport improvements to comply with policies. 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), the guidance within the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 and later addendum) and policy IP3 Community infrastructure levy and Section 106 planning obligations of the emerging New Southwark Plan.

Mayoral and borough community infrastructure levy (CIL)

230. 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.
231. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. Based on the existing floor areas provided in the agent's CIL Form 1 (GIA) dated 6 November 2020 and the proposed floor areas in the latest accommodation schedule (Rev.12.10.21, received 14 October 2021), the gross amount of CIL is approximately £676,198.12 (pre-relief) consisting £127,253.67 of Mayoral CIL and £548,944.45 of Borough CIL. Subjecting to the correct CIL forms being submitted on time, CIL Social Housing Relief (approximately £268,224.41) can be claimed for a number of types of affordable housing. The resulting CIL amount is estimated to be around £407,973.71 net of relief. It should be noted that this is an estimate, and the floor areas will be checked and measured when related CIL Assumption of Liability Form and Relief Claim Form are submitted, after planning approval has been obtained.

Other matters

232. The proposed conditions in the recommendation have had regard to the conditions on the 2018 permission for the new block B/C, and have been updated to ensure policy compliance with the current development plan (including the recently adopted London Plan) and emerging New Southwark Plan.
233. Objectors referred to this being another redevelopment proposal for this site, how residents had to suffer the building work with the construction of the current buildings and now their demolition and rebuild, the issues with the original builders, the damage they did to neighbouring properties, and the role of the council in not ensuring the build quality. Officers have sympathy with residents

in the area having to go through another demolition and build phase, however without intervention the homes will remain unusable, and the site will continue to deteriorate. Measures within the required management plans would give better controls this time, and the works would be subject to Building Regulation requirements. Some of the objections received from residents refer to non-planning matters, such as the impact on property values, the loss of a view of the city skyline, and the developer paying for window cleaning. Such matters do not form part of the assessment of this application.

Community involvement and engagement

234. The applicant carried out pre-application engagement with officers, councillors and amenity groups, and set up a project website that was advertised by leaflets to properties within 100m of the site, a newspaper advert and notices on the site's hoarding. Many of the public objections received to the first round of the council's consultation on the application however said the applicant's leaflets had not been received, and that the council's letter was the first notification they had received that a redevelopment was proposed. A completed Development Consultation Charter template and a Statement of Community Involvement were provided with the application. Since submitting the application, the applicant has continued to update the local community by distributing newsletters in February about the amendments to the scheme, updating the project website and more recently by meetings with the closest residents on Waveney Avenue from April to June 2021 to better survey the shared boundary and site levels, and to discuss the latest amendments to block D before submitting them to the council.
235. On receipt of the application, the council advertised it by site notice, newspaper notice and letters to surrounding properties. Due to postal delays over Christmas the consultation period was further extended; all comments received throughout the application period have been taken into consideration. Two rounds of re-consultation were carried out for the amendments made to the proposal. The initial consultation resulted in objections from the Peckham Society and 60 residents, five comments and one in support. The first re-consultation received 16 objections reiterating issues previously raised and two in support. The final re-consultation attracted two objections and one comment in support. The responses received from the local community, internal consultees and external consultees are summarised below.

Consultation responses from members of the public and local groups

236. The consultation responses received in reply to the first consultation from residents and the Peckham Society, and the later rounds of re-consultation are set out below. The objections, neutral comments and support comments are summarised.

First consultation

237. Peckham Society: objects. The scheme could be much bolder and might refer to the simple shape of the industrial building that stood on the site. The stepping back of the elevations produces a clumsy silhouette, the projecting balconies counteract the simplicity of the brickwork. Nearly all the buildings around

Peckham Rye are quite simple. The planning of the flats is quite thoughtful, but the whole site feels cramped. The proposed corner treatment at the junction of Peckham Rye and Solomon's passage is weak. There should be a crescendo here, with a thin high point, but what is suggested is more like a wedding cake. The scheme should be much simpler. Welcomes some aspects of this scheme, but is less welcoming of the lack of ambition. Welcomes the selection of brick as cladding material and the simple iron work of the railings.

238. 60 objections were received, including one objection written on behalf of the residents at 45a-55a Waveney Avenue (who submitted their individual comments as well). These objections are summarised as:

History of the site:

- About 15 years ago there was a scheme that was objected to (and refused) due to height and density, before the current buildings.
- The current buildings had been only up for 6 years before residents were evacuated for substandard construction. Question what lessons have been learnt from the scandal and corruption of the construction, and whether the same issues happen again with a large, heavier structure. No faith that as the council approved the current buildings, that the proposal would be any different.
- These buildings have been left to rot for many years, permission was granted to demolish and rebuild but wasn't done. With the site empty, local residents have seen how much parking is available, how bins don't overflow and pollution is down. Question why the council want to harm people's health during a pandemic with demolition, construction traffic and congestion.
- Some had no objection to the principle of redeveloping the site.

Neighbour amenity:

- The design does not consider the neighbouring properties. It will have an intrusive and harmful impact, fails to respect the reasonable expectations and amenities of neighbouring residents. The impacts are not "minimal" as suggested by the applicant.
- It is too close to adjoining properties and too large – much taller than the recent permissions that were already taller than the existing buildings. The increased height will have a disproportionate impact on the rear of the neighbouring properties.
- Loss of outlook, sense of overbearing and enclosing impact to outlook and gardens, especially the relationship between block D and Waveney Avenue which are already very close and have small rear gardens. For example, the boundary wall with block D being increased 51% to 5.3m at only 3.5m-5m from the rear windows of Waveney Avenue.
- Increase in height only to add another dwelling and given improved ceiling heights for future residents. Instead of increasing the height, it should be reduced to single storey. Amenities of existing residents should not be compromised as a result of poor design. Block D needs to be redesigned.
- Drawings are inconsistent on the heights along the Waveney Avenue boundary and distances.
- Loss of light, especially from the additional height on buildings that were

already bigger than the previous one. Assessment doesn't correctly consider neighbouring properties. Incremental worsening of daylight for neighbours.

- Loss of sunlight to gardens (especially Waveney Avenue), even above the losses of the approved scheme.
- Loss of privacy from the additional storeys, windows moving closer to the boundaries, balconies and roof terraces, overlooking to gardens and windows. The existing block D didn't have windows or balconies, and where there were windows they were at a high level for ventilation only. This care has not been taken with the current proposal. Screening would not mitigate all overlooking, and screening to the terrace on the boundary of block D would increase the height and massing. Moving the 4-storey part of block D closer to the boundary than the approved scheme will add further massing and overlooking.
- Obscured windows would cause light pollution.
- Object to the additional height of block C from the roof plant.
- Misleading and inadequate information on the impact to neighbours, with the Waveney Avenue properties shown further from block D than is correct. The relationship is misrepresented.
- A mix of materials by building on the boundary wall with Waveney Avenue, will further harm the outlook of neighbours.
- Noise from balconies (especially at the rear of BC which would be metres from the Aura Court bedroom windows) and more people living on the site. Taller buildings would mean the noise reverberates more.
- Impact on mental health with neighbours being at home all the time during the pandemic.

Design:

- It is too high for this residential area. The heights of the replacement buildings should match the existing, as they were already taller than the previous industrial building.
- Overdevelopment with the significant increase in massing. The road is too narrow for this many flats.
- Out of keeping with the character of the area, and the Victorian terraces.
- A generic, non-descript design fronting a beautiful park.
- Ugly brick cladding. Perpetuates a propensity for glass and steel urban living.
- Harm to the park which is surrounded by sympathetic buildings.
- Loss of play space on site. More open space is needed on the development with the increase in the number of units. The existing blocks have poor quality concreted areas. The green spaces need to be attractive.
- Plant on the roof would make the buildings even taller.

Affordable housing:

- Inadequate affordable provision given the needs of the area.
- The viability assessment with excessive 17.5% profit and 5% contingency for the developer mean that more affordable housing can be provided.
- The homes will not be affordable.

- Not clear how many units will be socially affordable.
- The council's method of calculating habitable rooms is unfair, with more affordable living/kitchen/dining rooms counted as two rooms, and means a smaller amount of affordable housing is provided. Social housing tenants shouldn't have open plan kitchen/living rooms.
- The original scheme had an emphasis on social housing as the main reason for approving it. The current proposal only refers to 27 affordable home out of the 92 proposed homes which isn't sufficient.
- The borough needs housing, but not when it comes with the disproportionately small amount of 'affordable' flats proposed, which would further price out lower-income residents.

Transport:

- Increase in traffic, loss of on-street parking and inadequate parking provision on narrow roads.
- Already a lack of parking space on surrounding roads, so more spaces will be needed during construction and for future residents. With people working from home there is more pressure on parking on-street. Safety concerns with parking pressure.
- Reducing the number of basement spaces by 30% (from 62 to 43) relies on parking survey data from 2016. A new parking survey should be done.
- The basement parking wasn't used by previous residents (drainage problems), with cars and work vehicles parked on street. The units should only be sold with a provision that residents don't have cars. If residents have to buy a basement parking space they would park on the road instead.
- Since parking charges were introduced for Peckham Rye car park, visitors to the common park on other roads. The park is becoming more popular so visitors are taking up car parking spaces.
- Disabled residents need clear access to their homes at all times.
- Parking permits should be introduced on the council estate, and a CPZ with future residents not eligible for permits.
- The basement entrance needs to be designed to prioritise pedestrians rather than cars.
- Inadequate public transport provision. Increased strain on bus services.
- Not enough provision for cycling and walking, leading to more pollution.
- Question if there is ample cycle storage.

Pollution:

- Demolition and construction will be noisy and dirty, with many large vehicles. Neighbours are very close and at home during lockdown (including people shielding) so will be subjected to noise, dust, rodents a few metres away from their windows, affecting their health, wellbeing and jobs. No weekend working should be allowed, and working hours strictly enforced.
- Increase in pollution, especially air pollution from vehicles.
- Potentially contaminated land.
- Noise nuisance from residents, as there was with existing blocks.
- There needs to be proper, secure refuse storage to prevent the previous

overflow of rubbish.

- Previous construction broke a sewage pipe.

Sustainability:

- Only modest improvements in thermal efficiency and carbon emissions beyond the Building Regulations. More ambitious energy and sustainability standards are needed with a climate emergency.
- Rainwater toilets, solar powered lighting and sustainable materials should be required.
- Increased danger of flooding.

Other topics:

- Affecting local ecology.
- Strain on existing community facilities. The site should be used as a community space.
- Contrary to the local plan.
- Information missing on the plans, and not enough information given.
- The houses on Waveney Avenue are shown on the drawings further from block D than they actually are.
- Lack of consultation by the developer, nothing in the post, the developer's website only asks loaded questions in an inadequate survey. The developer's leaflets were not received. Gives the feeling of being underhand and designed to keep residents in the dark until it is too late.
- Lack of consultation by the council – resident in Barforth Road did not receive any information (120m from the application site). Letters not received. Delays of 3 weeks for the council's letters to arrive, meaning there is only a week for neighbours to comment. A virtual meeting should be held. More time is needed to consult effectively. The council needs to reconsider its thirst for money and think of the community it serves.

Non-planning considerations:

- Loss of view across the city, developer should pay to clean windows of neighbouring properties, impact on property values.

239. Five neutral comments:

- Not opposed to the proposal given the derelict nature of the site and the positive contribution to affordable housing, but concerns of the impact on local residents, especially in the construction phase.
- Impact on local ecology, 2 swift nest boxes aren't enough, and the green roofs need to be biodiverse (rather than sedum) to benefit wildlife more.
- Inadequate access, questioning whether any access from Carden Road would be needed, which would impact on parking and be a hazard.
- The further survey work undertaken showing that demolition is necessary is not set out. Demolition will have substantial impact on the quality of life for residents.
- The Construction Environmental Management Plan only sets out standard policy mitigation measures for excessive noise, dust and pollution (but

fails to give a programme for the works and phasing), and highlights the health risk from dust during demolition. Robust monitoring and mitigation requirements must be imposed on any permission. Construction workers would add to parking pressures on surrounding streets and should instead use public transport, which should be monitored and conditioned.

- Disappointing to see that the applicant have done little to address the concerns raised in the limited public consultation.
- The number of social or affordable homes is very low, particularly when the site was originally social housing. Families finding it nearly impossible to stay in the area so that the community is slowly destroyed and pushed out of the area.
- Query whether there will be adequate parking to not exacerbate parking issues on nearby streets.

240. One comment in support:

- In favour provided that there is no wooden cladding which weathers and makes the area look rundown.

First re-consultation

241. In response to the amended drawings and documents, the following re-consultation comments were received.

242. 16 objections that the revisions are a token gesture and do not deal with the fundamental reasons why so many people are objecting.

Harm to neighbour amenity:

- The slight revisions made to block D are welcomed but are insufficient to prevent harm to the Waveney Avenue neighbours and Williamson Court.
- If the applicant cannot build the same number of flats because of current planning requirements, it should not be the neighbouring residents that suffer further harmful impacts, but the number of flats should be reduced instead.
- The second time in 10 years neighbours have had to go through the noise and disruption on this site, affecting their health. Constructing the existing buildings caused problems for residents with a burst sewer and because of the poor build quality it is residents who will feel the impacts again.
- The drawings are inaccurate in the relationship with Waveney Avenue (boundary wall heights, distance, windows and garden areas), and so underestimate the impacts of the massing, outlook, daylight and sunlight.
- Any increase in impact arising from the revised proposals from the approved permission should be rejected as the impact of the extant permission comprises the maximum loss of outlook, daylight and sunlight that is considered acceptable. The height/mass of block D is still substantially higher than the approved scheme.
- The boundaries to the site are complex and, in many cases, the drawings

lack the context of neighbouring properties and display inaccuracies, particularly in relation to boundary wall locations and heights.

- Infilling block D with two storeys alongside the rear garden of no. 49, and the proposed balconies on the boundary are unacceptable changes from the current buildings, and would cause a loss of privacy and light. Building in block D's courtyard reduces the amenity space for future residents.
- Intrusive and overbearing form of development with the modest size of the rear gardens of Waveney Avenue.
- Loss of daylight will harm health and wellbeing. The daylight and sunlight report is misleading as it does not assess all the affected dwellings, but combines properties when they are separate properties, and doesn't assess 55 and 55A Waveney Avenue. A 21% loss of light to the existing already low light levels in the modest rear gardens is not acceptable.
- Loss of daylight to neighbouring windows on Solomons Passage which have very low levels at the moment.
- The floor-to-floor heights (of the smaller block D with two flats) are shown as 3.15m and should be reduced to reduce the harm to neighbours.
- Balconies still proposed in front of bedroom windows of Aura Court, where there are none currently.
- The balconies and terraces in block D would overlook neighbours, with notional screening that would not mitigate the overlooking of adjacent gardens and properties.
- Noise to surrounding properties from more units, more balconies and by enclosing the courtyard has not been considered.
- The harm to neighbour amenity is contrary to the RDS SPD.
- Dust, noise and pollution during demolition causing harm to health, and from construction. Working hours must be restricted and enforced.

243. Design:

- Still overdevelopment and overcrowding.
- The heights of the main buildings are unchanged and too high. Remains out of keeping with the area.
- Bland and unpleasant design.
- More open space is needed. More public and communal space is needed.
- Applicant has only changed block D because it was shown their plans were wrong and purposefully misleading.

244. Transport:

- Increase in traffic and pollution. Loss of parking. Parking provision remains inadequate when the surrounding streets are full.
- Parking issues for emergency vehicles have not been addressed, nor preventing parking that blocks access for residents.
- Parking in the area is a problem, and will be made worse during construction and once occupied.
- Inadequate public transport.

245. Other matters:

- The building should be zero energy with all residents not having to pay for

heating.

- Loitering and fly tipping likely.
- Conflicts with the local plan.
- Information missing from the plans. Lacking accuracy.
- The council needs to take a stand on this. No faith in the planning department who consistently ignored previous misgivings about the original quality of the build which has now been proven unfit and is due for demolition.
- No proper consultation and no visits to neighbour gardens to see the extent of the impact.
- Increased risk of flooding.
- Affect on local ecology.
- Strain on existing community facilities.

246. The two comments received are summarised as:

- Querying when works would start as tenants in Aura Court have requested a rent reduction during the works.
- A 7-storey development is too high, will cause loss of light, that more open space is needed, that there is not enough information nor thought put into the plans for a prime site overlooking a beautiful park. Neighbours have endured much living next to this site, and its dire history of failure that the council must bear considerable responsibility for. A building must be sustainable in all respects, and provide world-class decent, long-lasting homes that add to the aesthetic appeal of the area.

Second re-consultation

247. The second round of re-consultation resulted in two objections and one comment in support.

248. The two objections repeated issued raised before, summarised as:

- Acknowledge the applicant has made some concessions, but the proposal is still going beyond the height and scale of the existing buildings.
- Surrounding properties were massively impacted when the existing buildings were constructed as they were taller and caused more overshadowing than the previous buildings. Due to poor planning and lack of oversight residents will once again be subject to yet further increases in height and the stepping forward. The council needs to learn from these mistakes.
- The existing buildings are clearly out of proportion to neighbouring properties, too high and too close. The proposed new development is bigger.
- Out of keeping with character of area
- Over development
- Residents have been offered inaccurate and unclear plans to peruse. Comparisons have been made with previous applications rather than the existing structures making it very difficult to get a clear picture of the proposed new buildings.

- Residents need more time to consider.
- Information missing from plans.
- An uninteresting design for a site that fronts Peckham Rye. A generic non-descript building similar to hundreds of other uninspiring designs.
- Increase of pollution
- Loss of light – sunlight, overshadowing (especially from infilling block D next to no. 49).
- Loss of privacy – from the balconies.
- Nuisance from balconies being used for storage, adding visual clutter.
- By infilling block D the communal garden is removed, which was well used and with the pandemic this is just developer greed with no justification.
- More open space needed on development
- Noise nuisance – from the increased number of windows near the boundary with Waveney Avenue. Louvred windows would not reduce noise.
- Inadequate parking provision, increase in traffic, loss of parking.
- Strain on community facilities.
- Increasing the heights of the boundary wall with Waveney Avenue will be ugly with two very different types of brickwork that won't complement each other.
- Question how Southwark intends to ensure this building is of good quality and safe, how will building inspections be better than last time and how do residents trust what the council says after this disaster. Residents should not have to face the current situation again. How is fire safety considered with the materials.
- There need to be strict controls on the construction hours, noise and dust, especially with people working from home.
- Demolition and rebuilding has now been cited as a major contributor to this country's contribution to global warming. Not convinced that this is the greenest option. It's hard to believe that a major refurbishment is not possible.

249. 1 comment in support that the applicant has taken time to engage meaningfully and make amendments, to consider objections as far as they can through three rounds of amendments, so the writer no longer objects.

Consultation responses from external and statutory consultees

250. Responses from consultees are summarised below in order of the original consultation and two reconsultations.

251. Environment Agency: has no comment.

252. London Fire Brigade: ask for an undertaking that access for fire appliances (as required by Building Regulations Part B5) and adequate water supplies for fire fighting will be provided.

Officer response: the applicant has confirmed these would be provided. A condition to provide a further fire statement for the detailed design phase is proposed to accord with London Plan policy D12.

253. Met Police: It is possible for the proposal to achieve the security requirements of Secured by Design. The design team has not met the police, and would encourage discussions. The design provides natural surveillance, has defensible spaces to the ground floor, with few alcoves or secluded area. Comments on landscaping and lighting, entrance lobbies, access from the basement car park, and cycle parking for the later design stages. Recommend a two-part condition on Secured by Design.

Officer response: the later re-consultation addressed this point and a condition is included in the recommendation.

254. Natural England: has no comment and refers to standing guidance. The site is within an area that could benefit from enhanced green infrastructure provision, and Natural England would encourage incorporation of green infrastructure into the proposal.

Officer response: Tree planting, landscaping, green roofs, bird and bat boxes are incorporated into the proposal and would be secured by conditions.

255. Thames Water: requests a piling method statement is required by condition as there is a strategic sewer near to the site and water pipes crossing the site. Recommends informatives relating to groundwater discharges to the public sewer, surface water drainage and water pressure.

Officer response: The condition and informatives would be included on a permission.

256. Transport for London: objects in respect of the impact on bus operations and passengers during construction and the excess general car parking and poor cycle and disabled persons' parking:

- Bus stop - The applicant wishes to relocate the bus stop outside Aura Court for the duration of the works. TfL objects on the grounds of the impact on bus operations and the service. It cannot be relocated without being so close to the preceding stop or the next one as to be redundant. Bus passengers would have to travel a significant distance between the bus stop and their origin or destination. Passengers would have to detour across the road and use the footway by park before crossing back with the pavement closed during construction. It is not clear that this bus stop relocation is necessary, instead a management plan should be put in place to allow the bus stop to remain in use.
- Car parking: There is an existing basement and the quantum of parking and ratio has been reduced compared with existing, however this basement space could instead be used for other policy compliant purposes to add to residents' amenities or local residents. The existence of car parking is not a reason to continue with provision in excess of policy. A permit free agreement should be secured and developer funding for the implementation of a controlled parking zone on nearby streets. At least 20% of parking spaces should have electric vehicle charging points and the remainder passive provision. Encourage all disabled persons' spaces

to have active charging facilities. Three blue badges spaces would be required with space on site for a further 6 spaces should demand arise.

- Cycle parking: The number of spaces meets the minimum PLP quantum, but the arrangements should also meet the standards in the LCDS with Sheffield stand provision. Access to the cycle parking should be safe and convenient from residents' homes and the street, which the shared use of the ramp does not provide.
- A Parking Design and Management Plan, Construction Logistics/Management Plan and a Delivery and Servicing Plan should be secured on any permission.

Officer response: The CEMP was revised to remove reference to relocating the bus stop and instead traffic exiting the site would be managed. The existing basement could not be readily repurposed to provide resident amenities (other than for the cycle and storage already shown, or for example a small gym or use with no windows or outlook). Retaining it for a reduced quantity of parking, and repurposing the remainder as storage is not considered sufficient reason to refuse this application. The cycle parking was amended. A restriction to exempt from eligibility for CPZ parking permits is proposed.

First re-consultation from external consultees

257. Environment Agency: no comment.

258. Met Police: met with the design team and discussed the Secure by Design and crime prevention measures that will be required. Consider the scheme can achieve SBD certification and do not see any areas of concern in relation to the updated application. Ask that a permission contains a condition to this effect.

259. Natural England: no comment.

260. TfL: welcomes that the applicant has in general responded positively to the previous objection comments

- Bus stop: welcome that the bus stop would no longer be closed and that management of vehicle access from the site would ensure that traffic on Peckham Rye, including buses would take precedence. A robust booking system will be required.
- Car parking: It is a pity that the basement car parking remains given that to comply with the London Plan the development should be car free except for disabled persons' space. Suggest that a condition is imposed requiring monitoring of use with a reduction over time and repurposing of the spaces as and when possible. Based upon data for the borough and experience elsewhere it is highly likely that the 3% outset provision for disabled people will be enough to meet demand and thus the extra 7% will not be needed. All parking should be rented out on a short term basis and not sold or tied to particular flats. The disabled persons' parking should be conditioned to ensure use only by blue badge holders.
- Cycle parking: The previous concerns appear to have been adequately addressed albeit careful detailed design will be required to achieve the requisite quantum and LCDS compliance.

- Bus stop improvements: In principle improvements to the provision for bus passengers are welcomed however a shelter requires more footway depth and it may not be possible to move the bus cage marking. Further discussion is needed with TfL as to the detailed layout and landscaping ahead of the s278 agreement being signed and the landscaping agreed to ensure that the arrangements work well to everyone's benefit.
- Active travel improvements: The footway widening to 2.4m is welcomed in principle, but TfL suggest this should be to the whole Peckham Rye frontage. Raised tables on the road would need to be agreed with TfL bus operations. Other active travel improvements in the vicinity of the site are welcomed in principle.

Officer comment: the CEMP will be required to address the bus service management. A car parking management plan and the widened area for a bus shelter would be planning obligations.

Second re-consultation from external consultee

261. TfL: having considered the contents of the revised documents, TfL's comments remain as before.

Consultation responses from internal consultees

262. Ecology officer: included in the assessment above.
263. Environmental protection team: recommends approval subject to conditions regarding; residential noise levels; plant noise; protection from vibration; compliance with the air quality assessment and boiler emissions; electric vehicle charging points; refuse storage; external lighting; basement ventilation; land contamination; construction management plan; and informatives on matters of detail.
264. Flooding and drainage team: pleased to see proposals for restricting surface water discharges from the site, as well as green roofs. The proposed discharge rate of 6.0 l/s to the public sewer is higher than the estimated greenfield runoff rate for the site, however, given site constraints this is acceptable. Recommend a condition requiring further details of the surface water drainage system.
265. Highways development management: comment that the visibility splays for the basement car park access need amending. Request conditions for highways protection during construction, and a s278 agreement for highway works. A CEMP is also required, with protection of the street trees. Other comments on drainage, survey of the highway condition and the SSDM can form informatives.
266. Local economy team: calculated the number of jobs, apprenticeships and courses for the construction phase of the development, to be secured in the legal agreement.
267. Urban forester: included in the assessment above.

First re-consultation from internal consultees

- 268. The following responses from internal consultees were received to the amended drawings and documents.
- 269. Ecology officer: no additional comment.
- 270. Environmental protection team: repeated earlier comments, plus the need for the CEMP to address rats prior to demolition, and for at least 50% of the car parking spaces to have EVCP and all of the blue badge spaces.
- 271. Flooding and drainage team: no additional comments.
- 272. Highways development management: comments that financial contributions are not acceptable in place of highway works; the applicant will be required to do the works instead. The two disabled bays moved onto the Solomons Passage highway are not supported, as the bays cannot be reserved for occupiers of this development and would prevent the refuse vehicle from turning around: revised drawings are needed. Further comments on the necessary s278 highway works, foundation works, dropped kerbs for refuse collection, and informatives.
- 273. Urban forester: included in the assessment above.

Second re-consultation from internal consultee

- 274. Highways development management: require a contribution towards bus countdown facility, and a condition regarding design and method statements for the foundation and basement works. A section 278 agreement is needed for highway works. Other highways comments can be used as informatives regarding oversailing balconies, street tree protection, SSDM materials, drainage.

Community impact and equalities assessment

- 275. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
- 276. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
- 277. 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.

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

Human rights implications

279. 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.

280. This application has the legitimate aim of redeveloping a residential site with new and additional homes, including affordable housing. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

281. The council has published its development plan 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.

282. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

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

Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	NO

CONCLUSION

283. The highly unusual reasons for proposing the demolition of these buildings, which are only approximately 10 years old, relate to the poor build quality and the lack of action to remedy defects since the problems were discovered. The 2018 permissions approved two of the blocks to be demolished but have not been implemented; the current application by the new owner proposes all the buildings be demolished and reconstructed. This would provide a safer development, allows all of the homes to meet or exceed current size standards with better daylight, and to prevent issues with insurance and warranties that may arise with trying to retain the timber structures.
284. The affordable housing within the proposal has been increased during the application to be 40%, exceeding the minimum requirements and tenure split of the emerging New Southwark Plan policy P1. With the recently received draft Inspectors Report on the New Southwark Plan, the fast track route within this policy now can be applied and given substantial weight. Since this application meets the fast track threshold of 40%, with a policy compliant split and without reliance on public subsidy (grant), then no late stage review would be required. The increased level of affordable housing is welcomed, and is a key benefit of the application.
285. The proposed buildings would be larger than the existing in order to achieve the current size standards and provide an additional six units. Their architecture is considered to be a significant improvement on the current buildings, and those of the approved scheme. The proposal would preserve the setting of the nearby conservation area and listed buildings.
286. The impacts on neighbour amenity have been carefully considered taking into account the enlarged massing of the proposal compared with the existing buildings, and the design has been revised during the application in response to objections. It would not cause substantial harm to the amenity of adjacent properties. Conditions regarding screening particular windows and balconies are proposed to protect neighbour privacy.
287. Subject to the proposed conditions and planning obligations, the proposal is considered to accord with the development plan policies relating to design, heritage impacts, sustainability, ecology, transport and highways impacts.
288. It is therefore recommended that planning permission be granted, subject to

conditions and the timely completion of a section 106 agreement to secure compliance with planning policies and necessary mitigation.

BACKGROUND INFORMATION

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 1412 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received.

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Victoria Crosby, Team Leader		
Version	Final		
Dated	16 November 2021		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		17 November 2021	

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

www.southwark.gov.uk

Town and Country Planning (Development Management
Procedure) (England) Order 2015 (as amended)

RECOMMENDATION

LBS Reg. No.: 20/AP/3285

Date of Recommendation:

Applicant Henley Construct Limited

Grant subject to Legal Agreement for the following development:

Demolition of all buildings on the site and construction of a development of 91 residential units within four buildings (a 7-storey Block A building, a 6-storey Block B/C building and two buildings in Block D of 2- and 4-storeys), together with alterations to the retained basement, provision of car and cycle parking and landscaping.

At

40-46 Solomons Passage London Southwark SE15 3UH

In accordance with the valid application received on 7 December 2020 and supporting documents submitted which can be viewed on our Planning Register.

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

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

Conditions

Permission is subject to the following Approved Plans Condition:

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

Reference no./Plan or document name/Rev.

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

48SP-HD-XX-00-DR-A-1001 - P1 - Site - Site Location Plan received 2/3/21
 48SP-HD-XX-B1-DR-A-1000 - P3 - Basement Level GA Plan received 17/6/21
 48SP-HD-XX-00-DR-A-1010 - P4 - Site - Ground Floor Site Plan received 28/6/21
 48SP-HD-XX-01-DR-A-1011 - P4 - Site - First Floor Site Plan received 17/6/21
 48SP-HD-XX-02-DR-A-1012 - P4 - Site - Second Floor Site Plan received 17/6/21
 48SP-HD-XX-03-DR-A-1013 - P4 - Site - Third Floor Site Plan received 17/6/21
 48SP-HD-XX-04-DR-A-1014 - P3 - Site - Fourth Floor Site Plan received 17/6/21
 48SP-HD-XX-05-DR-A-1015 - P3 - Site - Fifth Floor Site Plan received 17/6/21
 48SP-HD-XX-06-DR-A-1016 - P2 - Site - Sixth Floor Site Plan received 17/6/21
 48SP-HD-XX-07-DR-A-1017 - P4 - Site - Roof Level Site Plan received 17/6/21
 48SP-HD-XX-XX-DR-A-2011 - P3 - Site - North-West Elevation received 17/6/21
 48SP-HD-XX-XX-DR-A-2012 - P3 - Site - South-East Elevation received 17/6/21
 48SP-HD-XX-XX-DR-A-2013 - P2 - Site - South-West Elevation received 2/3/21
 48SP-HD-XX-XX-DR-A-3011 - P3 - Site - Long Section AA received 17/6/21
 48SP-HD-XX-XX-DR-A-3012 - P2 - Site - Cross Section BB received 2/3/21

48SP-HD-01-00-DR-A-1000 - P3 - Block A - Level 00 GA Plan received 2/3/21
 SOL-HC-01-01-DR-A-1001 - Block A - First Floor Plan received 11/11/20
 SOL-HC-01-02-DR-A-1002 - Block A - Second Floor Plan received 11/11/20
 SOL-HC-01-03-DR-A-1003 - Block A - Third Floor Plan received 11/11/20
 SOL-HC-01-04-DR-A-1004 - Block A - Level 04 GA Plan received 11/11/20
 SOL-HC-01-05-DR-A-1005 - Block A - Fifth Floor Plan received 11/11/20
 48SP-HD-01-06-DR-A-1006 - P4 - Block A - Level 06 GA Plan received 17/6/21
 SOL-HC-01-XX-DR-A-0500 - Block A - Accommodation Overview received 11/11/20
 SOL-HC-01-XX-DR-A-2001 - Block A - North-East Elevation received 11/11/20
 SOL-HC-01-XX-DR-A-2002 - Block A - North-West Elevation received 11/11/20
 SOL-HC-01-XX-DR-A-2003 - Block A - South-East Elevation received 11/11/20
 SOL-HC-01-XX-DR-A-2004 - Block A - South-West Elevation received 11/11/20
 SOL-HC-01-XX-DR-A-3001 - Block A - Section AA received 11/11/20
 SOL-HC-01-XX-DR-A-3002 - Block A - Section BB received 11/11/20

48SP-HD-02-00-DR-A-1000 - P4 - Block BC - Level 00 GA Plan received 17/6/21
 48SP-HD-02-01-DR-A-1001 - P4 - Block BC - Level 01 GA Plan received 17/6/21
 48SP-HD-02-02-DR-A-1002 - P4 - Block BC - Level 02 GA Plan received 17/6/21
 48SP-HD-02-03-DR-A-1003 - P3 - Block BC - Level 03 GA Plan received 2/3/21
 48SP-HD-02-04-DR-A-1004 - P3 - Block BC - Level 04 GA Plan received 2/3/21
 48SP-HD-02-05-DR-A-1005 - P3 - Block BC - Level 05 GA Plan received 2/3/21
 48SP-HD-02-XX-DR-A-1990 - P3 - Block BC - Accommodation Overview received 2/3/21
 SOL-HC-02-XX-DR-A-2001 - Block BC - North-West Elevation received 11/11/20
 48SP-HD-02-XX-DR-A-2002 - P1 - Block BC - South-East Elevation received 2/3/21
 SOL-HC-02-XX-DR-A-2003 - Block BC - South-West & North-East Elevations

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

received 11/11/20

SOL-HC-02-XX-DR-A-3001 - Block BC - Section AA received 11/11/20

SOL-HC-02-XX-DR-A-3002 - Block BC - Section BB received 11/11/20

SOL-HC-02-XX-DR-A-3003 - Block BC - Section CC received 11/11/20

48SP-HD-03-00-DR-A-1000 - P6 - Block D - Ground Floor Plan received 12/10/21

48SP-HD-03-01-DR-A-1001 - P5 - Block D - Level 01 GA Plan received 12/10/21

48SP-HD-03-02-DR-A-1002 - P4 - Block D - Level 02 GA Plan received 17/6/21

48SP-HD-03-03-DR-A-1003 - P4 - Block D - Level 03 GA Plan received 17/6/21

SOL-HC-03-XX-DR-A-0500 - Block D - Accommodation Overview received 11/11/20

48SP-HD-03-XX-DR-A-2001 - P2 - Block D - North-East Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2002 - P2 - Block D - North-West Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2003 - P2 - Block D - South-East Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2004 - P2 - Block D - South-West Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2005 - P2 - Block D - Courtyard Elevations received 17/6/21

48SP-HD-03-XX-DR-A-2006 - P2 - Block D Annexe Elevations received 17/6/21

48SP-HD-03-XX-DR-A-3001 - P2 - Block D - Section AA received 17/6/21

48SP-HD-03-XX-DR-A-3002 - P2 - Block D - Section BB received 17/6/21

48SP-HD-03-XX-DR-A-3003 - P2 - Block D - Section CC received 17/6/21

48SP-HD-03-XX-DR-A-3004 - P1 - Block D - Section DD - Through Annex received 17/6/21

48SP-HD-03-XX-DR-A-3005 - P1 - Block D - Sections through gardens received 17/6/21

Reason:

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

Permission is subject to the following Time Limit:

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

Reason:

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

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

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

3. DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN

No works including any demolition work shall take place until a demolition and construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority (in consultation with Transport for London). The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all reasonable endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- Measures to address vermin prior to demolition of the buildings;
- A detailed specification of demolition and construction works including consideration of all environmental impacts and the identified remedial measures, including comprehensive noise/dust suppression measures and continuous monitoring of noise and airborne particulates in locations to be agreed with the Council's Environmental Protection Team;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic controls - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, management to ensure the continued safe operation of the nearby bus stop and the safety of bus passengers etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations, and a scheme for recycling / disposing of waste resulting from demolition and construction works;
- The parking of vehicles of site operatives and visitors;
- The loading and unloading of plant and materials;
- The storage of plant and materials used in demolishing and constructing the development;
- The erection and maintenance of security hoarding;
- Working hours - including limiting Saturday operation hours and no work on Sundays;
- Transport and highways impacts - Using transport operators with a minimum of 'Silver' membership of FORS; restricting deliveries during the school arrival/departure times (0800hrs-0900hrs and 1500hrs-1600hrs);

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

vehicle routing; penalties relating to turning away delivery vehicles (not complying with scheduled delivery times and banning vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries); site layout plans for each phase of the development (showing loading areas, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement, and on-site routing of traffic); wheel washing facilities; and an undertaking to sweep the adjoining highway daily.

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

Reason:

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

4. PRECAUTIONARY BAT SURVEY

If more than two seasons pass between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

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

5. SITE CONTAMINATION

a) Prior to any below ground works hereby authorised being undertaken, a Phase 2 site investigation and risk assessment shall be conducted in accordance with the Phase 1 Contaminated Land Assessment rev B by Create dated October 2020, and the results and details of any necessary remediation submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

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

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

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

6. TREE PROTECTION

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

a) A pre-commencement meeting shall be arranged, the details of which

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

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

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

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2021), policies 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).

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

7. SURFACE WATER DRAINAGE

No works (except for demolition) shall commence until details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance as detailed in the 'Flood Risk Assessment and Drainage Strategy' prepared by Create Consulting Engineers Ltd (dated 05/11/2020, ref: EW/CS/P20-2035/05 Rev B), as well as including the provision of green roofs. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details and retained as such.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with the Strategic Flood Risk Assessment (2017), saved policy 3.9 Water of the Southwark Plan (2007), strategic policy 13 High environmental standards of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

8. PILING METHOD STATEMENT

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

9. HIGHWAY PROTECTION

No development shall take place (except for demolition to ground level) until a design and method statement detailing how the public highway adjoining the site is to be protected during the excavation and construction of the foundations and basement structures of the development have been submitted to and approved by the Local Planning Authority. The detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway shall demonstrate accordance with CG 300 'Technical Approval of Highway Structures'. The excavation, foundation and construction works shall be undertaken in accordance with the approved statement.

Reason:

To protect the structural integrity of the pavement and roadway during the excavation and construction of the development.

10. TREE PLANTING

Prior to works commencing (except for demolition works), full details of all proposed tree planting equalling 188cm girth at time of planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations.

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

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework (2021), policies 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); policies SP11 Open spaces and wildlife, SP12 Design and conservation, 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).

11. CIRCULAR ECONOMY

Prior to the commencement of development (including demolition) a Circular Economy Statement demonstrating compliance with Part B of Policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan 2021 and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved buildings and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.

Reason:

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI 7 of the London Plan (2021).

12. WHOLE LIFE CARBON - PRE-COMMENCEMENT

Prior to the commencement of development (including demolition) a Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment shall develop a strategy for the implementation of whole life cycle carbon principles in both the approved buildings and the site's demolition, construction and operational phases. The development shall be carried out in accordance with the approved details.

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

Reason:

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).

13. FIRE STATEMENT

Prior to the commencement of development (except demolition), a Fire Statement prepared by an independent qualified assessor shall be submitted to the Local Planning Authority for approval in writing. The Statement will set out how the building will function in terms of the building's construction, means of escape, features that reduce risk to life and access to the premises by fire service personnel and equipment. The development shall not proceed other than in accordance with any written approval given.

Reason:

To ensure that it is demonstrated that fire safety considerations have informed the design and layout of the proposed development in accordance with policy D12 of the London Plan (2021).

Permission is subject to the following Grade Condition(s)

14. MATERIALS

Prior to above grade works (except for demolition, and construction of the stair and lift cores) commencing, material samples and a 1m x 1m sample-panel(s) of all external facing materials and brickwork (showing bond and mortar mix) to be used in the carrying out of this permission shall be presented on site/submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework (2021), Strategic Policy 12 Design and Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

15. SECTION DRAWINGS

Section detail-drawings at a scale of at least 1:5 or 1:10 through:

- the facades;
- the balconies;
- parapets; and
- heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised beings; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007), and to minimise neighbour overlooking in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

16. HARD AND SOFT LANDSCAPING

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

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

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 Local Planning Authority may be satisfied with the details of the landscaping scheme, in accordance with: the National Planning Policy Framework (2021); policies G1 Green Infrastructure, G5 Urban Greening and G7 Trees and Woodlands of the London Plan (2021); Strategic Policies 11 Open Spaces and Wildlife, 12 Design and conservation and 13 High Environmental Standards of the Core Strategy (2011), and; saved policies 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan (2007).

17. PLAY AND AMENITY SPACE

Prior to the commencement of above grade works (except for demolition, and construction of the stair and lift cores), details of the play equipment/features to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the approved details prior to the first occupation of the residential units.

All play space and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

To ensure that there would be adequate play facilities and communal amenity space within the development available to all tenures, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

18. ROOFS FOR BIODIVERSITY

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of the biodiversity (green/brown) roofs to at least blocks BC and both buildings in block D shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

- * 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) 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/brown roofs and the Local Planning Authority agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: policies G1 Green Infrastructure and G5 Urban Greening of the London Plan (2021), Strategic Policy 11 Design and Conservation of the Core Strategy (2011), and saved policy 3.28 Biodiversity of the Southwark Plan (2007).

19. BIRD BRICKS

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of at least 18 swift bird nesting bricks or universal nesting bricks shall be submitted to and approved in writing by the Local Planning Authority. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 Biodiversity and access to nature of the London

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

Plan (2021), saved policy 3.28 Biodiversity of the Southwark Plan (2007) and Strategic Policy 11 Open spaces and wildlife of the Core Strategy (2011).

20. BALCONY SCREENS

Notwithstanding the detail shown on the approved drawings, before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of the appearance, height and materials of the screening panels to be installed in these locations:

Block B/C:

- The privacy screens on the rear elevation annotated on the approved drawings.
- The south-eastern ends of the balconies and terraces to B15, B25, B35, B36, B46, B52, C14, C24, C34, C43, C52 (both amenity spaces).
- The south-eastern and north-western sides of the balconies to flats B14, B24, B45.

Block D:

- The north-eastern and south-eastern sides of the balcony to D12.
- The north-eastern sides of the balconies to D11, D22 and D32.
- The north-eastern and south-western sides of the first floor balcony of D13.

shall be submitted and approved in writing by the Local Planning Authority. The screening panels shall all be installed in accordance with the approved details prior to occupation and shall be retained as such for the life of the development.

Reason:

In the interest of protecting neighbour privacy and the amenity of future occupiers in accordance with the National Planning Policy Framework (2021), and saved policy 3.2 Protection of amenity of the Southwark Plan (2007).

21. ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before any above grade work (except for demolition) hereby authorised begins the applicant shall submit written confirmation from the appointed building control body that the following standards in the Approved Document M of the Building Regulations (2015) would be met for the units /

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

habitable rooms as set out below. The development shall be carried out in accordance with the details thereby approved by the appointed building control body:

- 5 affordable units (identified on the approved drawings as C01, C02, C03, D05 and D06), shall be constructed and fitted out to meet Building Regulations standard M4(3)(b).
- 4 private units (identified on the approved drawings as B01, B02, B03 and B06) shall be constructed to meet Building Regulations standard M4(3)(a).
- The remaining units shall be constructed to meet M4(2) standard.

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).

22. CYCLE PARKING

Before any above grade work (except for demolition) hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles of at least 238 resident cycles, and details of the 20 visitor cycle spaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities for residents and visitors shall be provided in accordance with the approved details, 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 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).

23. SECURED BY DESIGN

- a) The development hereby permitted shall incorporate security measures

RECOMMENDATION**LBS Registered Number:** 20/AP/3285www.southwark.gov.uk**Date of Recommendation:**

to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development above ground level (except for demolition, and construction of the stair and lift cores) and shall be implemented in accordance with the approved details prior to occupation:

b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved 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); Strategic Policy 12 Design and Conservation of the Core Strategy (2011); and saved policy 3.14 Designing out crime of the Southwark Plan (2007).

24. FULL FIBRE CONNECTIVITY

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021).

25. BASEMENT VENTILATION

Prior to the commencement of works above ground (except for demolition, and construction of the stair and lift cores), details of the extract ventilation system to the basement car park shall be submitted to and approved by the Local Planning Authority. Such details shall demonstrate how the

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

underground car park area shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 "Components for smoke and heat control systems: Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks" and Building Regulations Approved Document F. This specifies that the ventilation requirement will be satisfied if the openings at each car parking level have an aggregate area equal to at least 1/20th of the floor area at that level, of which at least half should be in two opposing walls. Approved Document F also allows an alternative approach, in which the requirement will be satisfied if the mean predicted pollutant levels are calculated and the ventilation designed to limit the concentration of carbon monoxide to not more than 50 parts per million average over an eight hour period and peak concentrations, such as by ramps and exits, not to go above 100 parts per million for periods not exceeding 15 minutes. Such details shall also include the location, appearance and materials of any external plant and vents, and their relationship with the approved residential units and neighbouring properties.

The development shall be constructed in accordance with the approved extract ventilation system details prior to first occupation of the development.

Reason:

In order to ensure that the ventilation ducting and ancillary equipment will not result in odour, air quality, fumes or noise nuisance and will not detract from the appearance of the development in the interests of amenity in accordance with the National Planning Policy Framework (2021), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

26. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development begins, details of the arrangements for the storing of domestic refuse (including how the stores would be secured, the width of the flush route to the pavement and surfacing material) and its collection shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available for use by the occupiers of the dwellings and

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

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 and securely stored within the site and can be readily collected thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2021), 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)

27. REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of the Core Strategy (2011) and saved policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan (2007) and the National Planning Policy Framework (2021).

28. VIBRATION LEVELS

The development must be designed and constructed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00-07.00hrs.

Reason:

To ensure that the occupiers and users of the proposed development do

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

not suffer a loss of amenity by reason of excess vibration from transportation sources 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).

29. INTERNAL NOISE LEVELS

The dwellings hereby permitted shall be designed and constructed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

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

Living rooms- 35dB LAeq T #

Dining room - 40 dB LAeq T #

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Strategic Policy 13 High environmental standards of the Core Strategy (2011), saved policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan (2007), and the National Planning Policy Framework (2021).

30. EVCP

The 8 electric vehicle charging points to serve the car parking spaces shown on approved drawing 48SP-HD-XX-B1-DR-A-1000-P3 shall be provided in accordance with the detail prior to first occupation of the development, and the further 32 spaces shown on this approved drawing shall be provided with passive provision prior to first occupation of the development.

Reason:

To encourage the uptake of electric and hybrid vehicles and minimise the effect of the development on local air quality within the designated Air Quality Management Area in line with policy SI1 Improving air quality of the London Plan (2021) and to comply with parking standards in policy T6 Car parking of the London Plan (2021).

RECOMMENDATION**LBS Registered Number:** 20/AP/3285www.southwark.gov.uk**Date of Recommendation:****31. RETENTION OF CAR PARKING**

Before the first occupation of the development begins, the car parking shall be laid out as shown on the drawings hereby approved (including 8 wheelchair parking spaces), or approved subsequently by the Local Planning Authority in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development of 40-46 Solomons Passage and no trade or business shall be carried out thereon.

Reason:

To ensure the permanent retention of the parking areas including provision for disabled people, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with the National Planning Policy Framework (2021), Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts, 5.6 Car Parking and 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan (2007).

32. COMPLIANCE WITH FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy revision B prepared by Create Consulting Engineers with project reference number EW/CS/P20-2035/05 dated October 2020.

Reason:

To ensure the development is designed safely in reference to flood risk and drainage in accordance with the National Planning Policy Framework (2021), policies SI12 Flood risk management and SI13 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).

33. RESIDENTIAL UNITS

The development hereby permitted is limited to 91 residential units, in four buildings:

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

Block A - a maximum shoulder height of 16.9m, maximum main roof height of 22.4m, and maximum height of 23.2m to the top of the lift overrun

Block B/C - a maximum shoulder height of 16.9m, maximum main roof parapet at 19.5m and maximum height of 20.9m to the top of the lift overruns and 21.2m to the top of the plant enclosure

Block D main building - maximum height of 13.1m for the four-storey parapet height and maximum height of 13.8m to the top of the lift overrun.

Block D annex building - maximum height of 6.6m high when viewed from Williamson Court, 5.1m high when viewed from Waveney Avenue.

Reason:

This is in accordance with the application details and the approved plans.

34. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof(s) or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2021), Strategic Policy 12 Design and Conservation of the Core Strategy (2011) and saved policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan (2007).

35. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Schedule 2 Part 16 The Town and Country Planning (General Permitted Development) Order 2015 (as amended or re-enacted) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework (2021), Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011), and Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan (2007).

36. NOX CRITERIA

Any domestic gas combi boilers installed on the site shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason:

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with policy SI1 Improving air quality of the London Plan (2021).

37. PLANT NOISE

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

Reason

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

38. OBSCURE GLAZING TO BE PROVIDED

The windows on the south-east facing elevation of the block B/C building as annotated on the approved drawings (in units B05, B14, B15, B24, B25, B35, B36, B45, B46, C43, C52, D12, D22, D32), and the south-west facing first floor window of unit D03 shall be obscure glazed and shall not be

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Aura Court and Williamson Court from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

39. ROOF TO BE USED ONLY IN EMERGENCY

The roofs of the buildings hereby permitted, other than where indicated to provide a terrace amenity space on the approved drawings, shall not be used other than for maintenance or as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with 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).

Permission is subject to the following Special Condition(s)

40. WHOLE LIFE CARBON - POST OCCUPATION

Within 12 months of first occupation of the development, an updated Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of the recommendations set out in the approved pre-

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of Recommendation:

commencement Whole Life-Cycle Carbon Assessment.

Reason:

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).

41. POST COMPLETION CIRCULAR ECONOMY REPORT

No later than three months following substantial completion of the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework (2021), and; Policies GG6 Increasing Efficiency and Resilience and SI7 Reducing Waste and Supporting the Circular Economy of the London Plan (2021).

Signed: *Stephen Platts*

Director of Planning and Growth

RECOMMENDATION**LBS Registered Number:** 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

Informative Notes to Applicant Relating to the Proposed Development

1. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A 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. Thames Water would expect the developer to demonstrate what measures will be undertaken 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. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water it would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Further information can be found <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The proposed development is located within 15 metres of a strategic sewer. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read TW's guide 'working near our assets' to ensure the workings will be in line with the necessary processes when working above or near pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Thames Water can provide further information - Email: developer.services@thameswater.co.uk, Phone: 0800 009 3921 (Monday to

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

Friday, 8am to 5pm) Write to: Thames Water Developer Services,
Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

The proposed development is located within 15m of Thames Waters underground assets. There are public sewers crossing or close to the site. There are water mains crossing or close to the development. Thames Water does not permit the building over or construction within 3m of water mains. If significant works are proposed near the sewers or mains (within 3m) TW will need to check that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the TW services in any other way.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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. Highway authority comments:

The applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways. 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), www.southwark.gov.uk/ssdm. Since the application site falls within 'General' designation of the SSDM, the footway must be paved with concrete paving slabs with 150mm wide granite kerbs.

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 Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

It is proposed to reconfigure the basement car park. Detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway in

DRAFT**RECOMMENDATION****LBS Registered Number:** 20/AP/3285www.southwark.gov.uk**Date of issue of this decision:**

accordance with CG 300 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority.

The existing street trees on Solomon's Passage must be protected during demolition and construction of the development. Details of new tree planting on Solomon's Passage must be submitted as part of the S278 agreement process.

It appears the sections of the balconies on Block A fronting Solomon's Passage will overhang the public footway. The applicant must apply and secure a S177 licence of the Highways Act 1980 prior to occupation of the development, and you are advised to do this prior to construction in case there are fundamental issues and design criteria that need to be incorporated.

It has been stated in the transport statement that 'refuse operatives will trolley the bins to the refuse vehicle stations on Solomon's Passage'. Applicant to note that refuse bins must not be stored on the public highway on collection days.

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

3. TO BE ADDED [an informative about engaging with the council's network management team on the demolition and construction management plans, and on-going monitoring by that team throughout the works.]

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. **National Planning Policy Framework**

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

7. **Other Approvals Required Prior to the Implementation of this Permission.**

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. **Works Affecting the Public Highway**

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. **The Dulwich Estate Scheme of Management**

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. **Building Regulations.**

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. **The Party Wall Etc. Act 1996.**

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

RECOMMENDATION

LBS Registered Number: 20/AP/3285

www.southwark.gov.uk

Date of issue of this decision:

12. **Important**

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

Appendix 2: Planning policies and material considerations

Planning policy and material considerations

National Planning Policy Framework

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

Chapter 2 Achieving sustainable development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 6 Building a strong, competitive economy
 Chapter 8 Promoting healthy and safe communities
 Chapter 9 Promoting sustainable transport
 Chapter 11 Making effective use of land
 Chapter 12 Achieving well-designed places
 Chapter 14 Meeting the challenge of climate change, flooding and coastal change
 Chapter 15 Conserving and enhancing the natural environment
 Chapter 16 Conserving and enhancing the historic environment.

The London Plan 2021

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

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG4 Delivering the homes Londoners need
 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
 H4 Delivering affordable housing
 H5 Threshold approach to applications
 H6 Affordable housing tenure
 H7 Monitoring of affordable housing
 H8 Loss of existing housing and estate redevelopment

H10 Housing size mix
 S4 Play and informal recreation
 E11 Skills and opportunities for all
 HC1 Heritage conservation and growth
 HC3 Strategic and local views
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 SI1 Improving air quality
 SI2 Minimising greenhouse gas emissions
 SI4 Managing heat risk
 SI5 Water infrastructure
 SI7 Reducing waste and supporting the circular economy
 SI12 Flood risk management
 SI13 Sustainable drainage
 T1 Strategic approach to transport
 T2 Healthy Streets
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T7 Deliveries, servicing and construction
 T9 Funding transport infrastructure through planning
 DF1 Delivery of the Plan and Planning Obligations.

GLA Supplementary Guidance

3. Homes for Londoners Affordable Housing and Viability SPG (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

Core Strategy (2011)

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

Strategic policy 2 – Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 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
 Strategic policy 14 – Implementation and delivery.

Southwark Plan (2007) saved policies

5. The Council's cabinet on 19 March 2013, as required by the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF. The relevant policies of the Southwark Plan 2007 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 in Design
 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 3.19 Archaeology
 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 5.1 Locating Developments
 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
 Policy 5.8 Other Parking.

Peckham and Nunhead Area Action Plan (2014)

6. The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework for delivering development in Peckham and Nunhead. The AAP identifies a "wider action area" and a "core action area" the latter of which is expected to be the focus of development and intensification. The application site is within the wider action area, within the Nunhead, Peckham Rye and Honor Oak character area. It is not an identified proposal site.

Policy 15 Residential parking
 Policy 16 New homes

Policy 17 Affordable and private homes
 Policy 18 Mix and design of new homes
 Policy 19 Open space and sites of importance for nature conservation
 Policy 20 Trees
 Policy 21 Energy
 Policy 22 Waste, water, flooding and pollution Policy 23 Public realm
 Policy 24 Heritage Policy 25 Built form
 Policy 26 Building heights Policy 31 Land use
 Policy 32 Transport and movement Policy 33 Built environment
 Policy 48 Presumption in favour of sustainable development
 Policy 49 Section 106 planning obligations and community infrastructure levy.

Southwark Supplementary Planning Documents

7. 2015 Technical Update to the Council's Residential Design Standards SPD (2011)
 Development Viability SPD (2016) Draft Affordable Housing SPD (2011)
 Sustainable Design and Construction SPD (2009)
 Section 106 Planning Obligations and CIL SPD (2015 and amended November 2020).

Emerging policy

8. The New Southwark Plan is now at an advanced stage. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once the consultation has concluded and they have had the opportunity to consider representations.
9. It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015.
10. 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.
11. The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.
12. The Inspectors agreed to consult on main modifications. Since concluding the

consultation on the main modifications, the council recently has received a draft of Inspectors Report on the NSP. These emerging policies can now be applied and given significant weight.

13. The most relevant emerging policies of the NSP are as follows:

- SP1a Southwark's development targets
- SP1b Southwark's places
- SP1 Quality affordable homes
- SP2 Regeneration that works for all
- 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
- P18 Listed buildings and structures
- P19 Conservation areas
- P20 Conservation of the historic environment and natural heritage
- P21 Borough views
- P27 Access to employment and training
- P48 Public transport
- P49 Highway impacts
- P50 Walking
- P52 Cycling
- P53 Car parking
- P54 Parking standards for disabled people and mobility impaired people
- P55 Protection of amenity
- P58 Green infrastructure
- P59 Biodiversity
- P60 Trees
- P61 Reducing waste
- P63 Contaminated land and hazardous substances
- P64 Improving air quality
- P65 Reducing noise pollution and enhancing soundscapes
- P66 Reducing water use
- P67 Reducing flood risk
- P68 Sustainability standards
- P69 Energy
- IP2 Transport infrastructure
- IP3 Community infrastructure levy and section 106 planning obligations.

14. The NSP responds positively to the NPPF, by incorporating area visions, development management policies and 82 site allocations which plan for the long term delivery of housing. The NSP responds to rapid change which is occurring in Southwark and London as a whole and responds positively to the changing context of the London Plan.

Appendix 3: Relevant planning history

Application Site	
Reference and Proposal	Status
20/EQ/0154 Pre application advice for redevelopment of blocks A & D and redesign of approved blocks B and C to accommodate a total of 92 dwellings.	Response issued 28/10/2020
19/EQ/0005 Demolishing Blocks A and D and providing a minimum of 43 units in two new buildings up to 6 storeys in height	Response issued 8/3/2019
17/AP/2326 Re-cladding of Blocks A & D including an increase in the parapet height of 450mm, rearrangement of the car parking (basement car park to be retained) and landscaping improvements.	Granted with Legal Agreement 05/10/2018
17/AP/2330 Demolition of 42 and 44 Solomon's Passage (blocks B and C which contain 48 residential units) and erection of a new part 4, part 6-storey building over existing, rearranged basement car park to provide 50 residential units, together with provision of landscaping works (use class C3).	Granted with Legal Agreement 05/10/2018
16/EQ/0183 Partial redevelopment of the residential properties at 159-161 Peckham Rye.	Response issued 1/11/2016
11/AP/1531 Non-material amendment for the relocation of the cycle store on planning permission 05-AP-2109 for: (Demolition of existing buildings and the erection of a new build 1 x 2 storey block (Unit C) comprising 1 x 3 bedroom flat and 1 x 2 bedroom flat, a 2 storey block comprising 4 x 2 bedroom duplex flats (Unit B) and a 3 storey building with recessed 4th floor comprising of 8 x 2 bedroom flats (Unit A) with associated secure off-street parking to be provided on the adjoining site).	Agreed 13/08/2012
08/AP/0265 Amendment to the location of basement access ramp and Block A together with revised basement parking, layout and external works. Previously approved under application 05-AP-2110 in November 2006.	Granted 28/04/2008

<p>05/AP/2110 Demolition of the existing industrial building and the erection of 3 residential buildings (two six storey and one five storey building) comprising a total of 71 residential units. Block A: a six storey block fronting Peckham Rye; Block B: a six storey building on Solomon's Passage; Block C: a five storey building together with basement parking for 62 no. cars. (Amendment to approved application 04/AP/0694 and 03/AP/1028-RE-SUBMISSION of refused application 05/AP/0797)</p>	<p>Granted with Legal Agreement 16/11/2006</p>
<p>05/AP/2109 Demolition of existing buildings and the erection of a new build 1 x 2 storey block (Unit C) comprising 1 x 3 bedroom flat and 1 x 2 bedroom flat, a 2 storey block comprising 4 x 2 bedroom duplex flats (Unit B) and a 3 storey building with recessed 4th floor comprising of 8 x 2 bedroom flats (Unit A) with associated secure off-street parking to be provided on the adjoining site</p>	<p>Granted with Legal Agreement 01/11/2006</p>
<p>05/AP/2117 Variation of condition 7 of planning permission 04-AP-0694 to allow residents from the adjacent development (land at the rear of 159-161 & 163 Peckham Rye) to utilise 10 of the car parking spaces permitted as part of the consented development</p>	<p>Refused 01/02/2006</p>
<p>04/AP/0694 Demolition of existing buildings 151-161 Peckham Rye and erection of a 6 storey block on the corner of Peckham Rye and Solomon's Passage comprising 33 residential units, (Block A); a 5 storey block fronting Solomon's Passage comprising of 20 residential units, (Block B) and a part four and part five storey building adjoining the commercial unit on Solomon's Passage comprising 18 affordable residential units, (Block C); together with basement parking for a total of 52 cars and associated landscaping.</p>	<p>Granted 03/08/2004</p>
<p>03/AP/1028 Demolition of existing buildings and erection of a six storey building facing Peckham Rye and a six storey and five storey building facing Solomon's Passage to accommodate 79 flats with 47 underground and 5 surface parking spaces, provision of landscaping and formation of two vehicular access points from Solomans Passage and Peckham Rye.</p>	<p>Refused 19/01/2004</p>

Adjoining sites	
<u>53A Waveney Avenue</u> 21/AP/1922 - Certificate of Lawful (proposed) for a single storey side extension.	Granted 07/07/2021
<u>55A Waveney Avenue</u> 19/AP/3480 - Construction of a single storey side and rear extension to ground floor flat.	Granted 08/11/2019
<u>Aura Court</u> 17/AP/4205 - Certificate of Lawfulness (Proposed): Removal of aluminium Alubond ACM cladding panels on south east elevation to replace with Sto render. 21/AP/2260 - Replacement of existing timber cladding with laminate Rockpanel Woods and other minor external works, including replacement of building insulation.	Granted 13/12/2017 Granted 18/08/2021

Appendix 4: Consultation undertaken

Site notice date: 17/12/2020

Press notice date: 10/12/2020

Case officer site visit date: 5/9/2020

Neighbour consultation letters sent: 29/06/2021

Internal services consulted

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

Statutory and non-statutory organisations

Environment Agency
London Fire & Emergency Planning Authority
Natural England
Metropolitan Police Service (Designing Out Crime)
Transport for London
Thames Water
Peckham Society
Friends of Peckham Rye Park

Neighbour and local groups consulted:

5 Somerton Road London Southwark	Flat 49 Aura Court 163 Peckham Rye
Flat 40 Aura Court 163 Peckham Rye	Flat 44 Aura Court 163 Peckham Rye
22A Somerton Road London Southwark	Flat 9 Aura Court 163 Peckham Rye
54 Waveney Avenue London Southwark	Flat 2 Williamson Court 163A Peckham
9 Somerton Road London Southwark	Rye
Flat 11 Aura Court 163 Peckham Rye	Flat B 16 Somerton Road London
38B Tresco Road London Southwark	Ground Floor Flat 45 Tresco Road
First Floor And Second Floor Flat 47	London
Carden Road London	177C Peckham Rye London Southwark
5 Solomons Passage London Southwark	3 Somerton Road London Southwark
37 Solomons Passage London	Flat B 34 Carden Road London
Southwark	45 Banfield Road London Southwark
12 Solomons Passage London	41 Banfield Road London Southwark
Southwark	159 Peckham Rye London Southwark
22B Somerton Road London Southwark	28 Tresco Road London Southwark
13 Somerton Road London Southwark	55A Waveney Avenue London
52 Waveney Avenue London Southwark	Southwark
48A Waveney Avenue London	38B Carden Road London Southwark
Southwark	42A Tresco Road London Southwark

41 Waveney Avenue London Southwark	26 Solomons Passage London
33 Waveney Avenue London Southwark	Southwark
29 Solomons Passage London	24 Solomons Passage London
Southwark	Southwark
13 Solomons Passage London	11 Solomons Passage London
Southwark	Southwark
62 Waveney Avenue London Southwark	15 Somerton Road London Southwark
42 Carden Road London Southwark	153B Peckham Rye London Southwark
181C Peckham Rye London Southwark	153A Peckham Rye London Southwark
175B Peckham Rye London Southwark	151A Peckham Rye London Southwark
Flat 3 Williamson Court 163A Peckham	149B Peckham Rye London Southwark
Rye	181H Peckham Rye London Southwark
Flat 5 Aura Court 163 Peckham Rye	181F Peckham Rye London Southwark
30 Carden Road London Southwark	165 Peckham Rye London Southwark
Flat 9 Williamson Court 163A Peckham	Flat 11 Williamson Court 163A Peckham
Rye	Rye
36 Solomons Passage London	Flat 5 Williamson Court 163A Peckham
Southwark	Rye
48 Waveney Avenue London Southwark	Flat 21 Aura Court 163 Peckham Rye
Flat 19 Aura Court 163 Peckham Rye	Flat 2 Aura Court 163 Peckham Rye
43 Waveney Avenue London Southwark	34 Solomons Passage London
167 Peckham Rye London Southwark	Southwark
5A Somerton Road London Southwark	Flat 15 46 Solomons Passage London
9 Solomons Passage London Southwark	45A Waveney Avenue London
Flat 6 Williamson Court 163A Peckham	Southwark
Rye	17 Solomons Passage London
First Floor Flat 45 Tresco Road London	Southwark
40 Banfield Road London Southwark	29 Waveney Avenue London Southwark
51 Tresco Road London Southwark	58 Waveney Avenue London Southwark
49 Waveney Avenue London Southwark	44 Banfield Road London Southwark
35 Waveney Avenue London Southwark	Ground Floor Flat 31 Carden Road
149C Peckham Rye London Southwark	London
1 Solomons Passage London Southwark	50 Banfield Road London Southwark
44A Carden Road London Southwark	47 Banfield Road London Southwark
43A Carden Road London Southwark	171B Peckham Rye London Southwark
Flat 36 Aura Court 163 Peckham Rye	59 Tresco Road London Southwark
Flat 23 Aura Court 163 Peckham Rye	24 Tresco Road London Southwark
Flat 15 Aura Court 163 Peckham Rye	25 Solomons Passage London
Flat 7 Aura Court 163 Peckham Rye	Southwark
Flat 12 Williamson Court 163A Peckham	19 Solomons Passage London
Rye	Southwark
38A Tresco Road London Southwark	151C Peckham Rye London Southwark
26A Tresco Road London Southwark	54A Waveney Avenue London
46A Carden Road London Southwark	Southwark
53A Waveney Avenue London	145A Peckham Rye London Southwark
Southwark	40A Tresco Road London Southwark
52A Waveney Avenue London	Flat 17 Aura Court 163 Peckham Rye
Southwark	Flat 12 Aura Court 163 Peckham Rye
33B Carden Road London Southwark	Flat 4 Aura Court 163 Peckham Rye
4 Solomons Passage London Southwark	Flat 1 Aura Court 163 Peckham Rye
32 Solomons Passage London	Flat A 23 Barforth Road London
Southwark	43B Carden Road London Southwark

First Floor And Second Floor Flat 31
 Carden Road London
 39 Banfield Road London Southwark
 53 Tresco Road London Southwark
 47A Waveney Avenue London
 Southwark
 22 Barforth Road London Southwark
 40A Carden Road London Southwark
 53 Waveney Avenue London Southwark
 37 Waveney Avenue London Southwark
 20 Somerton Road London Southwark
 41 Carden Road London Southwark
 29 Carden Road London Southwark
 147A Peckham Rye London Southwark
 145C Peckham Rye London Southwark
 145B Peckham Rye London Southwark
 181G Peckham Rye London Southwark
 Flat 18 Williamson Court 163A Peckham
 Rye
 Flat 15 Williamson Court 163A Peckham
 Rye
 Flat 8 Williamson Court 163A Peckham
 Rye
 Flat 41 Aura Court 163 Peckham Rye
 Flat 38 Aura Court 163 Peckham Rye
 Flat 14 Aura Court 163 Peckham Rye
 56A Waveney Avenue London
 Southwark
 Flat A 16 Somerton Road London
 Flat A 32 Carden Road London
 169 Peckham Rye London Southwark
 32 Tresco Road London Southwark
 153C Peckham Rye London Southwark
 179A Peckham Rye London Southwark
 47A Tresco Road London Southwark
 Office Second Floor 173 Peckham Rye
 London
 Flat 42 Aura Court 163 Peckham Rye
 Flat A 173 Peckham Rye London
 Flat B 23 Barforth Road London
 49 Banfield Road London Southwark
 24 Barforth Road London Southwark
 42B Tresco Road London Southwark
 38 Solomons Passage London
 Southwark
 27 Solomons Passage London
 Southwark
 2 Somerton Road London Southwark
 56 Waveney Avenue London Southwark
 175A Peckham Rye London Southwark
 Pineapple Cottage 30A Solomons
 Passage London

Flat 48 Aura Court 163 Peckham Rye
 Flat 33 Aura Court 163 Peckham Rye
 Flat 29 Aura Court 163 Peckham Rye
 Flat 18 Aura Court 163 Peckham Rye
 Flat 16 Aura Court 163 Peckham Rye
 Flat 6 Aura Court 163 Peckham Rye
 44B Carden Road London Southwark
 179B Peckham Rye London Southwark
 Flat 23 44 Solomons Passage London
 53 Banfield Road London Southwark
 1 Somerton Road London Southwark
 23 Solomons Passage London
 Southwark
 Flat 30 Aura Court 163 Peckham Rye
 Flat C 173 Peckham Rye London
 26B Tresco Road London Southwark
 54 Banfield Road London Southwark
 37 Banfield Road London Southwark
 30 Solomons Passage London
 Southwark
 46 Waveney Avenue London Southwark
 12A Somerton Road London Southwark
 181E Peckham Rye London Southwark
 181B Peckham Rye London Southwark
 Flat 28 44 Solomons Passage London
 Flat 12 44 Solomons Passage London
 Flat C 32 Carden Road London
 Flat 25 Aura Court 163 Peckham Rye
 45 Carden Road London Southwark
 177B Peckham Rye London Southwark
 52 Banfield Road London Southwark
 48 Banfield Road London Southwark
 55 Tresco Road London Southwark
 49 Tresco Road London Southwark
 30 Tresco Road London Southwark
 58A Waveney Avenue London
 Southwark
 27B Carden Road London Southwark
 2 Solomons Passage London Southwark
 18 Solomons Passage London
 Southwark
 16 Solomons Passage London
 Southwark
 14 Solomons Passage London
 Southwark
 37 Carden Road London Southwark
 181D Peckham Rye London Southwark
 Flat 45 Aura Court 163 Peckham Rye
 Flat 24 Aura Court 163 Peckham Rye
 Flat 13 Aura Court 163 Peckham Rye
 145D Peckham Rye London Southwark
 21 Solomons Passage London

Southwark
 151B Peckham Rye London Southwark
 Flat 13 Williamson Court 163A Peckham Rye
 15 Solomons Passage London
 Southwark
 Flat 47 Aura Court 163 Peckham Rye
 147B Peckham Rye London Southwark
 41 Tresco Road London Southwark
 40B Tresco Road London Southwark
 10 Somerton Road London Southwark
 36 Carden Road London Southwark
 Flat 1 57 Tresco Road London
 8 Solomons Passage London Southwark
 28 Solomons Passage London
 Southwark
 22 Solomons Passage London
 Southwark
 21 Barforth Road London Southwark
 18 Somerton Road London Southwark
 64 Waveney Avenue London Southwark
 Flat A 36 Carden Road London
 147C Peckham Rye London Southwark
 Flat 20 Aura Court 163 Peckham Rye
 Flat 17 Williamson Court 163A Peckham Rye
 Flat 14 Williamson Court 163A Peckham Rye
 Flat B 173 Peckham Rye London
 51 Banfield Road London Southwark
 20A Somerton Road London Southwark
 43B Tresco Road London Southwark
 45 Waveney Avenue London Southwark
 10 Solomons Passage London
 Southwark
 4 Somerton Road London Southwark
 11 Somerton Road London Southwark
 66 Waveney Avenue London Southwark
 149A Peckham Rye London Southwark
 177A Peckham Rye London Southwark
 Flat 8 Aura Court 163 Peckham Rye
 Flat 1 51 Waveney Avenue London
 Flat 2 51 Waveney Avenue London
 33A Carden Road London Southwark
 Ground Floor Flat 47 Carden Road London
 42 Banfield Road London Southwark
 43A Tresco Road London Southwark
 55B Waveney Avenue London
 Southwark
 179C Peckham Rye London Southwark
 43 Banfield Road London Southwark

6 Somerton Road London Southwark
 49A Waveney Avenue London
 Southwark
 35 Carden Road London Southwark
 27A Carden Road London Southwark
 12 Somerton Road London Southwark
 39 Tresco Road London Southwark
 38 Banfield Road London Southwark
 36 Tresco Road London Southwark
 46A Waveney Avenue London
 Southwark
 47B Tresco Road London Southwark
 39 Waveney Avenue London Southwark
 6 Solomons Passage London Southwark
 3 Solomons Passage London Southwark
 8 Somerton Road London Southwark
 14 Somerton Road London Southwark
 60 Waveney Avenue London Southwark
 46 Carden Road London Southwark
 Flat A 34 Carden Road London
 39 Carden Road London Southwark
 181A Peckham Rye London Southwark
 Flat 1 Williamson Court 163A Peckham Rye
 Flat 43 Aura Court 163 Peckham Rye
 Flat 37 Aura Court 163 Peckham Rye
 Flat 35 Aura Court 163 Peckham Rye
 Flat 22 Aura Court 163 Peckham Rye
 Flat 10 Aura Court 163 Peckham Rye
 28A Tresco Road London Southwark
 Flat 31 Aura Court 163 Peckham Rye
 34 Tresco Road London Southwark
 47 Waveney Avenue London Southwark
 Flat 7 Williamson Court 163A Peckham Rye
 Flat 28 Aura Court 163 Peckham Rye
 50A Waveney Avenue London
 Southwark
 40B Carden Road London Southwark
 Flat 2 57 Tresco Road London
 38A Carden Road London Southwark
 Flat 39 Aura Court 163 Peckham Rye
 Flat 34 Aura Court 163 Peckham Rye
 Flat 4 Williamson Court 163A Peckham Rye
 Top Flat 171 Peckham Rye London
 Flat B 32 Carden Road London
 46 Banfield Road London Southwark
 37 Tresco Road London Southwark
 7 Solomons Passage London Southwark
 35 Solomons Passage London
 Southwark

33 Solomons Passage London Southwark
 31 Solomons Passage London Southwark
 20 Solomons Passage London Southwark
 7 Somerton Road London Southwark
 17 Somerton Road London Southwark
 31 Waveney Avenue London Southwark
 50 Waveney Avenue London Southwark
 28 Carden Road London Southwark
 26 Carden Road London Southwark

171A Peckham Rye London Southwark
 Flat 16 Williamson Court 163A Peckham Rye
 Flat 10 Williamson Court 163A Peckham Rye
 Flat 50 Aura Court 163 Peckham Rye
 Flat 46 Aura Court 163 Peckham Rye
 Flat 32 Aura Court 163 Peckham Rye
 Flat 27 Aura Court 163 Peckham Rye
 Flat 26 Aura Court 163 Peckham Rye
 Flat 3 Aura Court 163 Peckham Rye

First re-consultation: Those who responded to the original consultation

Second re-consultation: Those who responded to the original consultation or first re-consultation.

Appendix 5: Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing Out Crime)
Transport for London
Thames Water
London Fire & Emergency Planning Authority
Natural England

Neighbour and local groups comments received:

Peckham Society

52 Waveney avenue London	2 Solomons Passage London SE15 3UH
2 Somerton Road London SE15 3UG	66 Waveney Avenue London SE15 3UE
5 Waveney avenue London se15 3uf	45 Carden Road London se15 3ub
54 Waveney Avenue London SE15 3UE	Flat 15, Williamson Court 163a Peckham
16 Solomons Passage London Se15	Rye London
3UH	90 St Mary's Road Nunhead SE15 2DU
43 Waveney Avenue London SE15 3UQ	24 Astbury Road London SE15 2NJ
Flat 18, Williamson Court 163A Peckham	14, Williamson Court 163a Peckham Rye
Rye London	London
31 Solomons Passage Peckham Rye	10 Somerton Road London SE15 3UG
SE153UH	126 Crystal Palace Rd London SE22
3 Somerton Road London SE15 3UG	9ER
15a Waveney Avenue London SE15	53a Waveney Avenue Nunhead London
3UF	43 Waveney Avenue London SE15 3UQ
Flat 2 47 Carden Road London	55A Waveney Avenue London SE15
Flat 15 Williamson Court 163A Peckham	3UQ
Rye London	16 Barforth Road London Southwark
5 Solomon's passage London SE15 3UH	Flat 7, Foyer Apartments, 2 Malwood
33 Waveney Avenue London	Road London SW12 8EN
20A Somerton Road London SE15 3UG	52 Howbury Rd London SE15 3HR
5A Somerton Road LONDON SE15 3UG	16 Barforth Road London London
163a Peckham Rye Flat 3 Williamson	41 Waveney Avenue London SE15 3UQ
Court London	Carden Rd London SE15 3UB
Flat 29, Aura Court, 163 Peckham Rye,	12 Berryfield close Nunhead Se15 2EX
LONDON	27 Solomons Passage London SE15

3UH

47 Waveney Ave London

13 Somerton Road London SE15 3UG

52 Waveney avenue London

18 Somerton Road London SE15 3UG

3, Williamson court 163a Peckham rye
London

Flat 7 33 Linden Grove London

Transport for London 5 Endeavour
Square London22 Solomons Passage Peckham Rye
London7 Williamson Court 163a Peckham Rye
London55A Waveney Avenue London SE15
3UQFlat 2 51, Waveney Avenue London
SE15 3UQ

43 Carden Road London SE15 3UB

38 Solomons passage London SE15
3UHFlat 42, Aura Court 163 Peckham Rye
London

60 Waveney Avenue Peckham LONDON

51 Waveney Avenue Peckham SE15
3UQ

27 Barforth Road London SE15 3PS

49 Waveney avenue Nunhead London

36 Carden Road London SE15 3UD

10 Waveney Avenue Peckham Rye
London

28 Waveney Avenue Nunhead SE15

3UE

59 Bellenden Road Peckham SE15 5BH

30 Carlton Crescent, Southampton SO15

2EW

41 Waveney Avenue LONDON SE15

3UQ

58a Waveney Avenue London

17 Solomans Passage London SE15

3UH

30a solomons passage Peckham
London

39 Waveney Avenue London SE15 3UQ

39 Waveney Avenue London SE153UQ

13 Williamson court 163a peckham rye
London49 Waveney avenue Nunhead Se15 3
Uq45A Waveney Avenue London SE15
3UQ

43 Waveney Avenue LONDON SE15

3UQ

47 Waveney Ave London

54A Waveney Avenue London
Southwark

49 Waveney avenue Nunhead Se153Uq

Flat 30 Aura Court 163 Peckham Rye

66 Waveney Avenue London SE15 3UE

Flat 2 51 Waveney Avenue London

Flat 42 Aura Court 163 Peckham Rye
LONDON

47 Waveney Ave London

35 Waveney Ave London SE15 3UQ

43 Rye Road London SE15 3AX

49 Waveney avenue Nunhead Se153uq

53a Waveney Avenue Nunhead SE15
3UQ

39 Buchan road London Se15 3hq

OPEN**COMMITTEE:****PLANNING COMMITTEE****MUNICIPAL YEAR 2021-22****NOTE:**

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

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
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		
Electronic Copies (No paper)		COMMUNITY SAFETY AND ENFORCEMENT TEAM	
		Sarah Newman	1
Councillor Radha Burgess (reserve)		COMMUNICATIONS TEAM	
Councillor Victor Chamberlain (reserve)			
Councillor Jon Hartley (reserve)		Louise Neilan	
Councillor Nick Johnson (reserve)			
Councillor Eleanor Kerslake (reserve)		LEGAL TEAM	
Councillor James McAsh (reserve)			
Councillor Victoria Mills (reserve)		Jonathan Gorst	1
Councillor Margy Newens (reserve)			
MEMBER OF PARLIAMENT (Paper and Electronic)		CONSTITUTIONAL TEAM	
Helen Hayes MP, House of Commons, London, SW1A 0AA	1	Gregory Weaver	8
		TOTAL PRINT RUN	25
		List Updated: 19 November 2021	