

Planning Committee

Tuesday 19 October 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 Damian O'Brien
Councillor Cleo Soanes
Councillor Dan Whitehead
Councillor Bill Williams

Reserves

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

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 email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 11 October 2021



Planning Committee

Tuesday 19 October 2021

6.30 pm

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

Order of Business

| Item No. | Title | Page No. |
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| | 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 - 6 |
| | To approve as a correct record the Minutes of the open section of the meeting held on 5 th October 2021. | |

| Item No. | Title | Page No. |
|-----------------|--|------------------|
| 6. | DEVELOPMENT MANAGEMENT | 7 - 10 |
| 6.1. | 20/AP/0858 25-33 PARKHOUSE STREET, LONDON, SE5 7TQ | 11 - 174 |
| 6.2. | 20/AP/2421 HILTON LONDON BANKSIDE, 2-8 GREAT SUFFOLK STREET, LONDON | 175 - 231 |

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

EXCLUSION OF PRESS AND PUBLIC

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

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

PART B – CLOSED BUSINESS

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

Date: 8 October 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 5 October 2021 at 6.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
 Councillor James Coldwell
 Councillor Cleo Soanes
 Councillor Dan Whitehead
 Councillor Kath Whittam
 Councillor Bill Williams
 Councillor Margy Newens (substitute)
 Councillor Nick Johnson (substitute)

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

1. APOLOGIES

Apologies were received from Councillor Richard Livingstone and Councillor O'Brien.

2. CONFIRMATION OF VOTING MEMBERS

The following members were present for the Committee meeting which commenced at 18:30pm:

Councillor Martin Seaton
 Councillor Kath Whittam
 Councillor James Coldwell
 Councillor Nick Johnson
 Councillor Dan Whitehead
 Councillor Bill Williams
 Councillor Cleo Soanes

Councillor Margy Newens

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

The chair noted the addendums provided – reformatting of table and images and late observations with further information.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Cleo Soanes declared her residence was within the area being considered, however that she was attending with a clear mind.

5. MINUTES

The minutes of the meeting held on the 7th September 2021 were approved as a correct record of the meeting.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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

6.1 20/AP/2768 MAPOTHER HOUSE, MAUDSLEY HOSPITAL, DE CRESPIGNY PARK, LONDON, SOUTHWARK, SE5 8AF

Planning Application Number: 20/AP/2768

PROPOSAL

Demolition of the Michael Rutter Centre, Mapother House and Professorial Building and construction of 3 new buildings fronting De Crespigny Park ranging from 5-8 storeys plus plant to create 187 one, two and three bedroom dwellings (use class C3). Creation of a nursery facility at ground floor level complete with secure outside play space. Creation of communal gardens, play areas for children, cycle parking and other associated alterations and improvements to infrastructure. Creation of a new pedestrian walkway to the east of the site with stairs and platform lift to improve connections to De Crespigny Park.

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

Members of the committee asked questions of officers present.

The Committee heard the objectors' statement.

Members of the committee asked questions of the objector present.

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

The Committee heard the supporter's statement.

Members of the committee asked questions of the supporter present.

The Ward Councillor, Councillor Ian Wingfield spoke on this item.

The committee discussed the application and agreed an additional condition be added.

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

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

RESOLVED:

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and re to the Mayor of London.

2. The application is referable to the Mayor of London under the following criteria:
 - Category 1A: “Development which comprises or includes the provision of more than 150 houses, flats, or houses and flats.”
 - Category 1C: “Development which comprises or includes the erection of a building of (c) more than 30 metres high and is outside the City of London.”
3. In the event that the requirements of paragraph 1 above are not met by 31st March 2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 281.
4. That members note and consider the late observations, consultation responses and information received in respect of the item in reaching their decision.

| | | | |
|------------------------------------|--------------------------------|---------------------------------|--|
| Item No. 6 | Classification: Open | Date: 19 October 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 | 8 October | |
| 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 | | 8 October 2021 |

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|--|--|---|----------------------|
| Item No. | Classification: | Date: | Meeting Name: |
| 6.1 | OPEN | 19 October 2021 | Planning Committee |
| Report title: | Development Management planning application: | | |
| | Application 20/AP/0858 for: FULL PLANNING APPLICATION | | |
| | Address: | | |
| | 25-33 Parkhouse Street, London SE5 7TQ | | |
| | Proposal: The redevelopment of the site to provide a mixed-use development comprising buildings up to 11 storeys in height and accommodating new homes (Use Class C3) and commercial floorspace (Use Class B1c), car parking, cycle parking and associated landscaping. | | |
| Ward(s) or groups affected | St Giles | | |
| From: | Director of Planning and Growth | | |
| Application Start Date 20.03.2020 | | Application Expiry Date 16.08.2021 | |
| Earliest Decision Date 25.06.2021 | | | |

RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 19th April 2022, and subject to referral to the Mayor of London.
- b) In the event that the requirements of (a) are not met by 19th April 2022, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reason set out at paragraph 338 of this report.

EXECUTIVE SUMMARY

2. The application site contains a 2-storey warehouse building which is currently in temporary use for storage and distribution purposes. It is located on the northern side of Parkhouse Street in a preferred industrial location (PIL), and it adjoins Burgess Park to the north which is a Site of Importance for Nature Conservation (SINC).

3. Full planning permission is sought for redevelopment of the site to provide employment floorspace and 109 residential units. There have been two rounds of public consultation on the application, with the first resulting in one representation in support and 55 objections. Following the second round of public consultation there were 29 representations in support, 107 objections and 1 neutral comment, and details of these are set out later in the report.
4. In land use terms the proposal would depart from policies in the Core Strategy and Saved Southwark Plan by providing residential uses in a preferred industrial location. However, the co-location of employment and residential units would comply with the relevant policies in the London Plan, and also with the land use requirements of site allocation NSP22 in the draft New Southwark Plan which covers the wider Parkhouse Street area. The draft NSP site allocation designates the site as a mixed-use neighbourhood, with replacement employment space and housing, together with retail space and community uses at appropriate ground floor locations.
5. The proposal would deliver a small uplift in employment space which would comply with the draft NSP, and it would be of a high quality including 10% affordable workspace. The proposed housing is considered to be of exemplary design overall, and would include 35.5% affordable housing, a policy compliant mix of units and a policy compliant amount of wheelchair accessible units.
6. There are only four residential properties close to the site and these would not be adversely affected by the proposal. The other neighbouring buildings are industrial buildings and their continued use for industrial purposes would not be compromised. The neighbouring industrial sites are all subject to planning applications for employment and residential uses, including 21-23 Parkhouse Street for which there is a resolution to grant permission, subject to the completion of a s106 agreement. It is not considered that the proposal would compromise the ability to provide high quality residential accommodation on these neighbouring sites.
7. The design of the proposal would be of a high quality, reflecting the industrial heritage of the area and following the broad principles set out in a Local Development Study which was prepared on behalf of the Council to guide development in this area. It would cause less than substantial harm to the setting of the listed former St George's church when weighed in the balance with the public benefits of the proposal, including high quality employment space, job creation, and new housing including affordable housing. Although a single element of the development would be defined as a tall building by virtue of being over 30m in height, its impacts upon the townscape and local character are considered to be acceptable.
8. The proposal would incorporate new landscaping and tree planting which would provide greening and increase biodiversity on what is currently a hard-surfaced site devoid of any trees. Ecological impacts upon the adjoining SINC have been carefully considered through an independent ecological assessment, and following mitigation through conditions and planning obligations it is concluded that the proposal could deliver some biodiversity enhancements to Burgess Park.

9. The proposal would include an innovative energy strategy which would achieve heat autonomy by recycling heat generated within the employment and residential units using heat pumps, avoiding the need to import heat from external sources. The proposal would not be future-proofed to connect to a district heating network which is a requirement under the London Plan, but it would deliver on-site carbon savings well in excess of the London Plan minimum requirements and is considered to be acceptable.
10. No adverse transport impacts are anticipated subject to mitigation, including a contribution towards bus improvements and a cycle hire docking station. Impacts relating to air quality, flood risk, contaminated land and fire safety have all been taken into account and a number of conditions are recommended. Overall it is concluded that the proposed development would be acceptable, and that planning permission should be granted subject to conditions, a s106 agreement and referral to the Mayor of London.

11. Planning Summary Tables

12. Housing

| Units | Private Units | Private HR. | Aff. SR Units | Aff. SR HR | Aff. Int Units | Aff. Int HR | Total Units (%) | Total HR |
|-----------|---------------|-------------|---------------|------------|----------------|-------------|-----------------|----------|
| Studio | 0 | 0 | 0 | 0 | 0 | | | |
| 1 bed | 27 | 54 | 0 | 0 | 15 | 30 | 42 | 84 |
| 2 bed | 42 | 132 | 1 | 4 | 1 | 4 | 44 | 140 |
| 3 bed | 7 | 35 | 16 | 84 | | | 23 | 119 |
| 4 bed + | 0 | 0 | 0 | 0 | | | | |
| Total (%) | 76 | 221 | 16 | 88 | 16 | 34 | 109 | 343 |

13. Commercial

| Use Class | Existing sqm | Proposed sqm | Change +/- |
|--|--------------|--------------|------------|
| Use Class E (g) ii) and iii) research and light industrial | 1327 | 1351 | +24 |
| Affordable workspace Use Class E | 0 | 135.1 (10%) | +135.1 |

14. Open Space and Child play space

| | Existing sqm | Proposed sqm | Change +/- |
|-------------------|--------------|--------------|------------|
| Public Open Space | 0 | 402 | 402 |
| Play Space | 0 | 486 | +486 |

15. Carbon Neutrality and Trees

| | |
|---------------------------------------|---|
| CO2 Savings beyond part L Bldg. Regs. | 72% (83% including unregulated savings) |
| Trees lost | None. |
| Trees gained | 28 |

16.

| | Existing | Proposed | Change +/- |
|-------------------------|----------|----------|------------|
| Urban Greening Factor | 0 | 0.417 | + 0.417 |
| Greenfield Run Off Rate | Unknown | 1.6l/s | |
| Green/Brown Roofs | 0 | 88.2sqm | 88.2 |
| EVCPS (on site) | 0 | 4 | 4 |
| Cycle parking spaces | Unknown | 223 | 223 |

17. CIL and S106

| | |
|------------------|-------------|
| CIL (estimated) | £577,211.78 |
| MCIL (estimated) | £638,201.77 |
| S106 | £304,959.60 |

BACKGROUND INFORMATION

Site location and description

18. The site is located on the northern side of Parkhouse Street and measures 0.34 hectares. It contains a 2-storey warehouse building which is set within a large parking area, and there is a single-storey structure containing car wash facilities towards the rear of the site. The building dates from 2005 and contains 1,327sqm (GIA) of floorspace which until January 2020 was used as a vehicle testing garage by Babcock, providing an MOT and vehicle service facility for Metropolitan Police Force vehicles which was a general industrial use (class B2). After this the site was vacant until July / August 2020 when it was occupied by a local furniture maker for storage and distribution use (class B8), temporary planning permission for which was granted in July 2020 for a period of 12 months (reference 20/AP/1343). This permission has recently been extended

for a further 12 months under reference 21/AP/1415, and details of the planning history for the site can be found at Appendix 3..

19. Parkhouse Street forms a loop off Southampton Way and connects with Wells Way to the east. The site is in a predominantly industrial area, although there are residential uses at 1-13 and 37-39 Parkhouse Street. The site adjoins Burgess Park to the north which is Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC). There is a wooded area within the park which immediately adjoins the site which is known as the New Church Road Nature Area. To the east is an industrial building and associated yard at 35-39 Parkhouse Street, Burgess Business Park is to the south on the opposite side of Parkhouse Street, and an industrial building at 21-23 Parkhouse Street adjoins to the west. There are a number of current planning applications in the Parkhouse Street area including at 21-23 Parkhouse Street, 35-39 Parkhouse Street, Burgess Business Park, and 5-7 Cottage Green / 69 Southampton Way, details of which are also provided in Appendix 3
20. Photograph of existing building on the site



21. The site is subject to the following planning designations:
- Urban Density Zone
 - Air Quality Management Area
 - Parkhouse Preferred Industrial Location (PIL) - local
 - Possible Public Transport Depot (no longer required)
 - Area where 35% affordable and 35% private housing is required;
 - Site allocation NSP 22 'Burgess Business Park' in the draft New Southwark Plan.
 - Public transport accessibility level (PTAL) 2 (low)
22. The Parkhouse Street Preferred Industrial Location (PIL) is a PIL of local importance, and this designation extends beyond the site boundaries to include the surrounding industrial sites.

23. The site is within the setting of the Addington Square Conservation Area and grade II listed buildings the Lime Kiln in Burgess Park and the former St Georges Church and Groundwork Trust Offices on Wells Way.

Details of proposal

24. JH Parkhouse Street Ltd. has applied for full planning permission for demolition of the existing building and redevelopment of the site to provide a mixed-use development comprising 1,351sqm (GIA) of employment space (Use Class B1c) and 109 dwellings, with associated car parking, cycle parking and landscaping. The Use Classes Order was amended in 2020 and B1 uses were replaced by a new class E use, however the old use classes continue to apply to applications which were submitted before 1st September 2020, as is the case with this application.
25. The proposed building would be C-shape in plan, with a yard in the middle. It would be constructed right up to the boundary with 35-39 Parkhouse Street with a new double height vehicular access leading into the yard from Parkhouse Street which would contain four accessible parking spaces. The building would be set a minimum of 10m off the boundary with 21-23 Parkhouse Street to the west, to create what is described in the submission as a 'green link' which would contain playspace and planting and would measure a maximum of approximately 14m wide. Although many of the application documents refer to this as a link into Burgess Park, no physical access into the park is shown on the plans and the applicant has confirmed that an access into the park is no longer proposed. A new green wall would be erected along the boundary with Burgess Park, effectively terminating the green link.
26. Proposed ground floor plan



27. The employment space within the building would be provided at ground and first floor level, with cycle parking, refuse storage and residential entrances also located at ground floor level. There would be residential units from first floor level upwards, and roof terraces at 6th floor level fronting Parkhouse Street and at 8th floor level facing Burgess Park.
28. The height of the building would range from 6 to 11-storeys high (a maximum of 40m above ground level to the top of the lift overrun), with the tallest element located towards the back of the site on the western side. Its massing would be broken down into three blocks, A, B1 and B2 as shown on the image below.
29. Proposed front elevation facing Parkhouse Street



30. Proposed rear elevation facing Burgess Park



31. The materials proposed comprise brickwork, aluminium rainscreen cladding, pre-cast concrete, and metal windows and doors.

32. Amendments – The plans have been amended during the course of the application. The main amendments include a reduction in height along Parkhouse Street from 7 and 9 storeys to 6 and 7 storeys, a reduction in height and changes to the massing along the rear elevation facing Burgess Park, amendments to the massing of the tower, and amendments to the building footprint to pull it further away from the boundary with the park. These amendments reduced the number of residential units from 128 to 109 and the employment space from 1,451sqm to 1,351sqm. Other amendments include the removal of a parking space, removal of an on-street loading bay, the provision of additional on-site playspace with the playspace relocated from roof level to ground level, amendments to the employment space to enable vehicles to be able to drive into some of the units, and amendments to some of the residential layouts.
33. It is noted that a number of the application documents refer to 110 residential units rather than 109 and 1,431sqm of employment space rather than 1,351sqm, as further modifications were made to the plans after the supporting documents had been prepared. However, this does not materially impact upon the content and conclusions of the various documents.

Comments from members of the public and local groups

34. First round of consultation
35. One representation was received in support of the application on the basis that the site is ideal for a residential-led mixed use scheme which would provide much needed housing without displacing existing residents. Concerns raised regarding height, density and public transport impacts.
36. 55 representations were received objecting to the application on the following grounds:
37. Land uses
- Conflict with the Local Plan;
 - The Council demolishing social rented homes on the Aylesbury Estate increases demand for this type of housing;
 - Mixing homes and industrial spaces will result in second rate homes and amenity spaces, question where this has worked successfully;
 - The design and access statement shows workshop areas only;
 - Question where is the job creation and regeneration;
 - The vacant industrial sites should be used to enlarge Burgess Park;
 - The site should be used to provide new community facilities including a new school;
 - Camberwell is losing industrial space which inhibits development of local skills and training opportunities;
 - Should be encouraging local businesses rather than providing residential and making people use public transport to get to work;
 - Should have more coffee shops;
 - Impact on Camberwell's mixed economy;
 - Metropolitan Open Land should be protected;

- Would support a mixed-use redevelopment which retained the quantum of commercial floorspace and provided low-rise residential accommodation of exemplary design

38. Design

- Development too high and tall building contrary to adopted policy;
- Draft NSP tall buildings policy should not apply as there have been objections to it;
- More open space needed in the development;
- Over development;
- Exceeds policy density range and is more dense than refused Burgess Business Park scheme;
- Out of keeping with character of area;
- Impact on sight lines and views of grade II St George's church;
- A master-plan for the area should be prepared;
- All applications in the area should be withdrawn until a masterplan is prepared, with community engagement;
- Inappropriate detailed design and materials;
- Support the provision of a new path into Burgess Park;
- Question if the development would be successful in the long term or would need to be redeveloped again in the future;
- Impact on the character and openness of Burgess Park;
- Need to improve Burgess Park with more light, not build high rise buildings next to it;
- Barrier-like wall of development along the park edge;
- Inappropriate to build at such high density when the impacts of Covid 19 are unknown;
- Buildings stepping up from 4-5 storeys would represent better planning;
- Addington Square should be kept without a block next to it;
- Buildings over 8 storeys are known to reduce happiness in residents;
- Lack of landscaping;

39. Transport

- Lack of parking including for rental cars and taxis;
- Loss of parking;
- Inadequate public transport which must be improved before the population is increased;
- TfL has confirmed there is insufficient public transport in the area;
- Increase in traffic;
- Question where delivery vehicles would wait;
- Impact on bus capacity;
- Inadequate access;
- Should encourage walking to work;
- Question whether adequate cycle parking would be provided;
- No provision for the cycle hire scheme;

40. Amenity

- Increased pollution;
- Loss of light and overshadowing, including of the park;

- Loss of privacy including overlooking of the park;
- Noise nuisance, including increased noise in the park;
- Too close to adjoining properties;
- Bad for humans;
- More green space is needed for personal and mental wellbeing;
- After the Grenfell disaster the building of tower blocks is dangerous and unpleasant.

41. Ecology

- Adverse impact upon the SINC;
- Overshadowing, noise, light pollution, increased wind and trampling will impact upon ecology;
- Elm trees have been planted in the park to support the rare and endangered White Letter Hairstreak butterfly;
- Inadequate ecological assessment with inadequate mitigation measures;
- Cumulative ecological impacts with neighbouring proposed developments;
- Ecology impacts not assessed through an Environmental Impact Assessment;
- Independent ecological assessment required;
- Misleading images in the planning application which do not show the dense tree cover in the park next to the site;
- Building Research Establishment guidance on overshadowing is not relevant to ecology;
- No boundary treatment shown with the park;
- Additional litter in the park;
- Damage to trees on park boundary during construction work;
- Cyclists could use the route into the park which would damage ecology;
- Does not comply with the London Plan Urban Greening policy.

42. Quality of accommodation

- Inadequate separation from the park resulting in a lack of privacy;
- Inadequate playspace;
- The development needs its own private air space and should not rely on the park as its back garden;
- Development not of exemplary design;
- Undersized units;
- A third of the units would be single aspect;
- Not all of the units would have 10sqm of private amenity space;
- Inadequate internal daylight and sunlight levels including north-facing units affected by trees in the park;
- No windows to the bathrooms;
- Insufficient storage space;
- Over-intensification of housing and higher housing density contributed to the spread of Covid 19;
- Affordable dwellings smaller than the market dwellings.

43. Mix of units

- 9.1% of the dwellings are studio flats and the maximum should be 6%;
- Only 18.2% of the residential units are suitable for at least 5 occupants and the minimum should be 20%.

44. Community facilities

- Strain on existing community facilities;
- Additional use of an already busy park;
- Nurseries, schools/ doctors and dentists will become over-burdened.

45. Sustainability

- No reference to carbon reduction proposals required in the draft London Plan;

46. Other matters

- General dislike of proposal;
- Insufficient information given with the application;
- Wellbeing of residents more important than profits;
- Potentially contaminated land;
- The Council should draft a new proposal and let local people and park users comment on it;
- Increased risk of flooding;
- Multiple applications in this area is confusing and affects the mental health of residents;
- The multiple applications in the area should be regarded as one as the comments apply across all schemes;
- Certain developers breach their planning obligations once the properties are sold;
- No application made for a public right of way into the park from the site. Object to creating a private entrance into the park;
- Loss of a view (officer response – this is not a material planning consideration and cannot be taken into account).

47. Second round of consultation

29 representations were received in support of the application raising the following new issues:

48. New issues raised:

- Sensible, dense housing in an area with mass shortages;
- Will provide new housing for young people and families;
- Makes Burgess Park and Addington Park accessible for many more people;
- Resistance to new development makes it difficult for people to live in the area or close to a green space;
 - All new housing reduces prices and rents and provides more options for people;
- House prices mean people cannot afford to live in the area;
- The Council should not request a height reduction and should support a taller building if there is demand;
- Good form of development which would blend in with the local area;
- There are not enough good developments;
- Good quality housing, parkside flats would be good for residents;

- Existing building is ugly and site appears empty, would improve its appearance;
 - The area is in need of redevelopment;
 - Support the commercial or shared use at ground floor to activate Parkhouse Street;
 - Burgess Park does not get full;
 - Question why the Council's website contains default reasons for comment which are all negative / anti-development;
 - Good public transport nearby.
49. One representation has been received commenting on the application on the basis that it is an underused site and the building would add to the urban character of the area and provide much needed housing.
50. 107 representations have been received objecting to the application, raising the following new issues:
- Previous concerns not addressed by the amendments;
 - New trees planted in Burgess Park not shown on drawings and would need to be felled;
 - No equalities assessment on the impact upon Burgess Park;
 - Does not integrate tenure types and not tenure blind;
 - Buildings should be stepped towards the road not the park;
 - Do not need more luxury flats in the area
 - Question the need for housing when there are empty properties in Elephant and Castle and many homes approved in the Old Kent Road Opportunity Area;
 - The status of the MOL has been successfully defended at public inquiries into earlier development plans for the borough;
 - Urban woodlands are important for cooling and removing pollutants which is important for human health;
 - Need more shops, restaurants and sport complexes for local residents;
 - Question demand for the commercial space and whether it would remain vacant like in other developments;
 - Desire line into the park is for the developer, not local residents;
 - Any increase in population needs a commensurate increase in green space;
 - No benefits for the local community;
 - Do not want to turn Burgess Park into Central Park in New York;
 - Does not take account of the GLA's air quality neutral policy .
 - Removal of a previously proposed area of green roof;
 - Impact upon listed buildings in Addington Square;
 - Insufficient affordable housing
- The residential element amounts to 994habrooms/hectare;
- Design strategy driven by the Burgess Business Park scheme which was refused;
 - Misleading description of building heights and heights contrary to pre-application advice;
 - Contrary to the Local Development Study which requires new buildings to sit below the height of the chimney in Burgess Business Park;
 - Contrary to Southwark's Ecology Plan and not in line with declaration of a climate crisis.
 - Should be minimal parking other than disabled parking, owing to poor air quality;

- Developer consultations did not allow for negative feedback or criticism;
 - No new bat survey undertaken and the area has changed rapidly in the last 18 months;
 - Car parking spaces needed for people moving in and out of the development;
 - Communal gardens and roof terraces unlikely to be properly maintained and could be used inconsiderately, limiting their use;
 - The Council should assess current visitor density in Burgess park, carry out a park visitor experience survey and compare it with other parks;
 - Question cost and maintenance of green roofs;
 - Support the commercial space which could be well used by local people;
 - Impacts on rights to light – officer report – this is not a material planning consideration and cannot be taken into account.
 - Will replace an upcycling local landmark – officer response – There is a second hand future shop located at 1-13 Southampton Way which is subject to planning application 21/AP/0451;
- The Southwark Plan and London Plan rule out building on MOL other than for ancillary uses; green spaces should be protected, especially during a climate emergency – officer response – the proposal does not include building on MOL; If the flats are provided with air conditioning they would transport heat – officer response – no air conditioning is proposed;
- Pollution from a communal gas boiler – officer response- no communal gas boiler is proposed;
 - Re-consultation letter from the Council does not reference the refused Burgess Business Park scheme or the Local Development Study – officer response – the re-consultation letter is to inform residents of amendments to the plans and invite comments;
 - Adverse impact on an area of outstanding natural beauty – officer response - the site is not within a formally designated area of outstanding natural beauty (AONB);
 - Temporary licences granted to occupy the land have lapsed therefore the site should be incorporated into Southwark Park – officer response – this appears to relate to application 21/AP/0451 on Southampton Way.
 - Proposes a 7-storey building next to the park entrance – officer response - this appears to relate to application 21/AP/0451 on Southampton Way.
 - In 2016 the Council passed a motion committing to compulsory purchase the remaining MOL to form part of the park– officer response - this appears to relate to application 21/AP/0451 on Southampton Way.
 - Will set a dangerous precedent for unaffordable tools of money laundering – officer response – money laundering is a matter for the police;
 - Impact upon property value – officer response – this is not a material planning consideration and cannot be taken into account.

51. Friends of Burgess Park (FOBP) – first consultation response

Object to the application on the following grounds:

- Impact on local ecology;
- Conflict with local plan;
- Development too high;
- Loss of light;
- Out of keeping with character of area;
- Over-development;

Residential amenity

- Impact on the openness of Burgess Park Metropolitan Open Land. The height and proximity of the development to the park will reduce openness and impact on park users.
- Overbearing relationship with the park and height not screened by trees. Will impact on the visual enjoyment of the park and reduce its openness.
- MOL should be protected from inappropriate development, particularly in inner London where there is limited green space of substantial size, an increasing population, higher density dwellings and fewer people having their own garden or open space;
- Proposed entry point and path into the park would lead to Albany Road, pedestrian and cyclist traffic would impact on the nature area, with a possible expectation for it to be lit which would impact wildlife. Has been no ecological survey of the impact on the park or detailed discussion about boundary treatment, pathway in Burgess Park, risk assessment, and impact on the play and amenity space proposed within the development which includes the pathway and associated landscaping. This should be refused.
- Loss of sunlight, noise and light pollution would adversely impact the nature area. Inappropriate to refer to existing lighting as standards should be raised through new development and Burgess Park is designed to enhance wildlife following consultation with residents;
- Impact upon views of listed St George's Church and the old Library Bath and Washhouse; improvements to the park focussed on these long views; - Planning policy does not support a tall building unless of exemplary design and integrates with local character and heritage. FOBP have objected to the draft New Southwark Plan tall buildings policy and site allocation and these are not current policy.
- Height, density and design of towers on local townscape. Should optimise the site not maximise it;
- The density significantly exceeds policy. The development does not meet planning policy for densification in transports hubs or around high street area.
- The Council commissioned Gort Scott study does not provide an in-depth view of the public realm, economic, community or environmental aspirations which could be achieved and is not well developed;
- Inadequate playspace for 5-11 year olds, on-site walkway not appropriate for playspace, and no provision for 11+ play. Burgess Park should not make up for any playspace shortfall
- Does not meet required urban greening factor in the draft London Plan;

No information gathered on how people will respond to the changes and how it may impact on people's use of the park;

- Future improvements to the park are such that it will continue to be popular;
- Is increasing evidence of the importance of green space for health, well being and social interaction. Park will be affected by overlooking, encroachment and less use of the space as it becomes less appealing.
- If permission is granted, a number of conditions and planning obligations are recommended.

52. Friends of Burgess Park (response to second consultation)
Object to the application due to:

- The height of buildings beside Burgess Park and impact on MOL openness;
- New access into Burgess Park would funnel more foot traffic into the nature area and will need a new pathway to connect to the main pathway;
- Ecological impact on nature area due to reduced sunlight, will damage the park, park user amenity and wildlife;
- Negative cumulative impacts of four developments on south side of the park need to be considered will change the skyline, views and openness of the park.
- Protection of green space, the natural environment and the suitability and sensitivity of locations for development is explicit in the NPPF, London Plan and local borough plan. Weight must be given to environmental objectives, cumulative impacts and the character of this part of the park;
- Site not identified as suitable for a tall building in Southwark Core Plan or Camberwell Area Plan. NSP22 suggests a 'taller' building, implying less height. Planning policy is clear that tall buildings will be in specific areas/opportunity areas.
- The Burgess Business Park appeal scheme is a material consideration in determining this application;
- A Local Development Study has been produced. The building has been moved 5m back from the park edge and height and massing amended. Is not a slender and elegant tower and the scheme remains overbearing;
- The amendments reduce the size of the green, the quality of the access point, how it joins the park and where it goes to is not sufficiently developed and is intrusive in the nature area.
- Cumulative impact of all the developments and inter-relationships mean that all the building heights across the six development sites must be reduced so that at the centre of the site the building lines are below the height of the Burgess Business Park chimney, with associated height reductions on this site.

Burgess Park is a unique Southwark park with MOL and SINC status, it is the largest green space in Southwark and must be protected.

53. Wells Way Triangle Residents' Association (response to first consultation)

Object to the application on the grounds that:

- Site not suitable for a tall building, does not have excellent public transport accessibility and not in the Central Activities Zone, contrary to saved policy 3.20 of the Southwark Plan. Consider that the PTAL rating of 2 is correct.
- Draft NSP has limited weight as has not been to Examination in Public, the tall buildings policy is contested and there are objections to site allocation. Burgess Business Park appeal decision confirmed that the NSP has limited weight.
- Current London Plan requires plan-led approach for tall buildings and is no such approach in this area. Is the fourth proposed development on Parkhouse Street involving tall buildings. If any are granted would set a precedent for other tall buildings in the area, changing the townscape and low-rise character; should not happen before the new policy has been examined in public.
- If all the developments go ahead there will be 762 new homes on Parkhouse Street in addition to commercial floorspace which is a radical change for a small area.
- Objections to NSP23 include cumulative effects of tall buildings on the local area. Have previously commented that Burgess Business Park should be an Action Area or Opportunity Area, with proper master planning and consideration of impacts on Burgess Park / SINC.
- Overshadowing impacts on pollinators, wildlife and habitat; should be a full, independent ecological assessment.
- Applicant states proposals developed in collaboration with 35-39 Parkhouse Street which could be considered a comprehensive parallel masterplan. Disagree - consider that a comprehensive advance masterplan as defined by the GLA is required.
- Density - would be almost 70% above the policy threshold and site not in an action area core or opportunity area. Five-storey development would be in keeping with the area with a more acceptable density. Contrary to policy and comments in the Burgess Business Park appeal decision as proposal seeks to maximise housing rather than optimise it.
- Exemplary design – contradictory statements in planning statement. Concerns regarding unit sizes, windowless bathrooms, single aspect units, small private amenity spaces, no on-site playspace for older children and internal daylight levels.
- Does not meet required urban greening score in the new draft London Plan.
- Impacts on Burgess Park – BRE overshadowing guidance not relevant to ecology, impact on the feeling of openness, increased use, unclear proposals for green link, new access not fully assessed regarding ecology; full, independent ecological report required.
- Route into park could be used by cyclists, impacting wildlife. Contradictory statements in application as to use and purpose of the new route; green link not suitable for playspace due to overshadowing.
- Views from the park – Disagree with townscape and visual impact assessment; views of St George's church spire would be harmed. Comments in the Burgess Business Park appeal decision regarding harm to views of the church are relevant to this application.

- Question whether park trees would have to be cut back due to proximity to residents' windows.
- Support the suggested mitigation provided by Friends of Burgess Park.

54. Brunswick Park Tenants and Residents Association (first consultation response)

Object to the application on the following grounds:

- Affect local ecology
 - Conflict with local plan
 - Development too high
 - Inadequate public transport provisions
 - Increase in traffic
 - Increase of pollution
 - Loss of light
 - More open space needed on development
 - Noise nuisance
 - Other - give details
 - Out of keeping with character of area
 - Over development
 - Strain on existing community facilities
 - Traffic or Highways
 - Buildings too high, in breach of current policy
- Residential density too high, in breach of current policy (70% above the maximum density) and the development is not exemplary design;
 - Adverse effect on Burgess Park, overshadowing and additional pressure on the quality and use of the Park amenity and nature walk; Burgess Park is highly valued and used regularly by our members;
 - Adversely affect views from the park. -- once lost can never be regained;
 - Does not address strain on existing transport links realistically, already significant pressure on the bus and train services with no capacity for more;
 - Does not adequately address community facilities / additional pressure on nurseries, schools, doctors, dentists, fire brigade and other essential services;
 - Fully endorse objections from Wells Way Triangle Tenants and Residents' Association, FOPB and Southwark Green Party;
 - Council should direct all applications in this area to be withdrawn until a master plan is prepared.

55. Brunswick Park TRA (response to second consultation)

- Concerns remain, application remains flawed on many levels;
- Urgently need the Council to provide sensible masterplan allowing housing and workspace to be provided in a way which sensitively integrates with the park and the current 2-3 storey housing, considers infrastructure requirements

without overburdening local services, and protects and complements the park and wildlife area;

- Object to blocks of 7- to 11 storeys which dwarf the local housing and trees and throw the park into shadow in the day, and light it up at night to the detriment of all wildlife;
- Need to ensure developers provide appropriate quality housing;
- All applications surrounding Burgess Park should be pulled until masterplan in place so that local people can have a chance to be properly consulted rather than on a piecemeal basis.

56. Southwark Green Party (response to first consultation)

Object to the application on the following grounds:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- Development too high
- Inadequate public transport provisions
- Increase in traffic
- Increase of pollution
- Loss of light
- Loss of privacy
- More open space needed on development
- Out of keeping with character of area
- Over development
- Strain on existing community facilities
- Traffic or Highways
- One of a number of inappropriately tall and overcrowded developments along boundary with Burgess Park. Echo concerns of groups including the FOBP and Wells Way Triangle TRA.
- At a maximum of 11 storeys would adversely affect the surrounding conservation area, including views of the listed St George's church, contrary to planning policies;
- Would overshadow Burgess Park, specifically its wildlife area impacting on ecology and reducing biodiversity. The park is MOL and a SINC which must be protected. Mayor's Environment Strategy (2018) requires that parks become better places for wildlife.
- Greater access to the park will disturb and damage the wildlife area which has been replanted as part of the £3.5m Burgess Park West project. Support greater access to the park but concerned about the pedestrianised green link. Natural England requires local authorities to protect natural green space which opening up the wildlife area would not do;
- Communal roof terraces and play areas inadequate for 128 homes, resulting in further encroachment on the wildlife area. Exceeds the density permitted by the Residential Design Standards SPD and the development is not exemplary.

New residents from this and other proposed developments on Parkhouse Street would severely add to pressure on public transport which is poor in this area.

- The Burgess Business Park site has the potential to deliver much needed affordable housing and workspace, but must not come at the expense of the existing community, green spaces, the Council's Core Strategy and Biodiversity Action Plan, and the Mayor of London's Environment Strategy.

57. Southwark Green Party (response to second consultation)

- Restate objection to this application.
- Buildings in revised plans are too high, density too high and design not exemplary.
- Insufficient public transport in the area to meet demand from this and other proposed developments.
- Adverse impact on character of the surrounding conservation area contrary to the Southwark Plan and will overshadow Burgess Park.
- Object to pedestrianised green link which will harm the park's wildlife area which has been replanted. Mayor of London's Environment Strategy (2018) requires parks to become better places for wildlife – i.e. not back gardens for new homes.

58. The Walworth Society (response to second consultation)

Object to the application on the following grounds:

- Impact of 11 storey tower block on Burgess Park, significant harm from overshadowing which will reduce the habitat for nature;
- Concerns regarding cumulative impact of large number of schemes forming a ring around the south-western corner of Burgess Park with little or no direction from planning policy as to the overall strategy for development that should be followed.
- Height of building in relation to St George's Church tower, especially proposed 14 storey tower at centre of Burgess Business Park site. Will set a precedent for tall development in an unplanned way which reduces the key attributes of what makes the park attractive and appealing.

59. The SE5 Forum for Camberwell (response to second consultation)

- Object as not enough residents will be encouraged to use bicycles as a means of transport [20% in the Draft Travel Report] and instead use local buses.
- Consider that the emphasis will be on the residents to already have a bicycle or purchase one. Development should fund the installation of a cycle hire

docking station located nearby in Burgess Park, to provide an option for residents who do not have their own bicycle.

60. The Camberwell Society

- Tibbalds study seems to take inspiration from the original Joseph Homes application including visual and physical link with the park, the service yard arrangement and the location of the tallest building on the corner of the green link, which all work well;
- Reduction in the number of flats, increase in dual aspect flats and reduced height along Parkhouse Street are welcome changes;
- The 6-7 storey high buildings on the Parkhouse Street frontage dwarf the existing mainly 2 storey buildings and the 11 storey tower is over-dominant in relation to St George's Church when viewed from the park, and significantly taller than new 6-7 storey flats at the junction of the park and Southampton Way.

61. London Wildlife Trust (response to second consultation)

- Ecological evidence for the application largely sufficient to determine possible impacts on immediate area, but does not fully consider impacts upon Burgess Park more widely;
- Does not adequately identify importance of Burgess Park which is of authority-wide value. Does not consider potential impacts upon habitats, features and species at a borough and neighbourhood scale;
- There are bats in the area, including some uncommon species. Concerns that impacts on bats not properly considered or justified, including impact of the building heights and light from dwellings;
- Birds – Are several species of regional or local value in the area. Concerned that the value of these locally has not been considered effectively and impacts from lighting not properly addressed;
- Lighting assessment does not consider impacts from lighting within dwellings, could impact bat foraging and breeding opportunities for birds;
- Impacts of shading upon the nature area are not insignificant and may have considerable long-term effects, particularly cumulatively with other proposed developments. BRE guidelines not sufficient to cover biodiversity and is some evidence that building heights affect ecology;
- Daylight / sunlight report shows 92% of the nature area would receive more than 2 hours sunlight, but plant growth and seed germination starts earlier than 21st March. Overshadowing could delay growing season, probable negative long-term impact on their ecological survival, reducing the biodiversity value of the area and functionality of the area's woodland ecology;
- Conclusion – The proposal, especially combined with cumulative impacts from neighbouring proposed developments, will result in long-term net biodiversity loss in the park / SINC, particularly the nature area which is of key importance to the SINC, and potentially adversely impact upon several protected and priority species. Application does not provide evidence that significant harm has

been avoided (e.g. from seeking alternative sites, reducing size, distance from park boundary etc.) or set out any mitigation and/or compensation measures.

- Insufficient information for the Council to determine the application and ensure that the site's biodiversity – as well as potential cumulative impacts on neighbouring sites - would not be adversely affected. Cannot envisage how the development could be undertaken without causing a level of irrecoverable loss to the neighbouring habitat and the species it supports. The Council should refuse permission. If minded to grant permission without careful consideration of ongoing potential cumulative impacts, is a risk of breaching the Wildlife and Countryside Act and the Natural Environment and Rural Communities Act 2006. Additional work required on accurately quantifying the developments impacts upon the current biodiversity interest.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

62. The main issues to be considered in respect of this application are:
- 63.
- Principle of proposed development in terms of land use, including departure from policies to protect preferred industrial locations
 - Environmental impact assessment
 - Design, including building heights and impacts of tall buildings on local views
 - Impact on heritage assets
 - Trees and landscaping
 - Ecology
 - Density
 - Affordable housing
 - Mix of dwellings
 - Wheelchair accessible housing
 - Quality of accommodation
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport
 - Air quality
 - Ground conditions and contamination
 - Flood risk
 - Sustainable development implications
 - Wind microclimate
 - Fire safety
 - Digital Connectivity
 - Archaeology
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Community involvement and engagement
 - Community impact and equalities assessment
 - Consultation responses from external and statutory consultees
 - Human rights
 - Positive and proactive statement

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

Legal context

64. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
65. 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

66. The statutory development plan for the Borough comprises the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

Emerging policy

67. 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.
68. 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.
69. 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

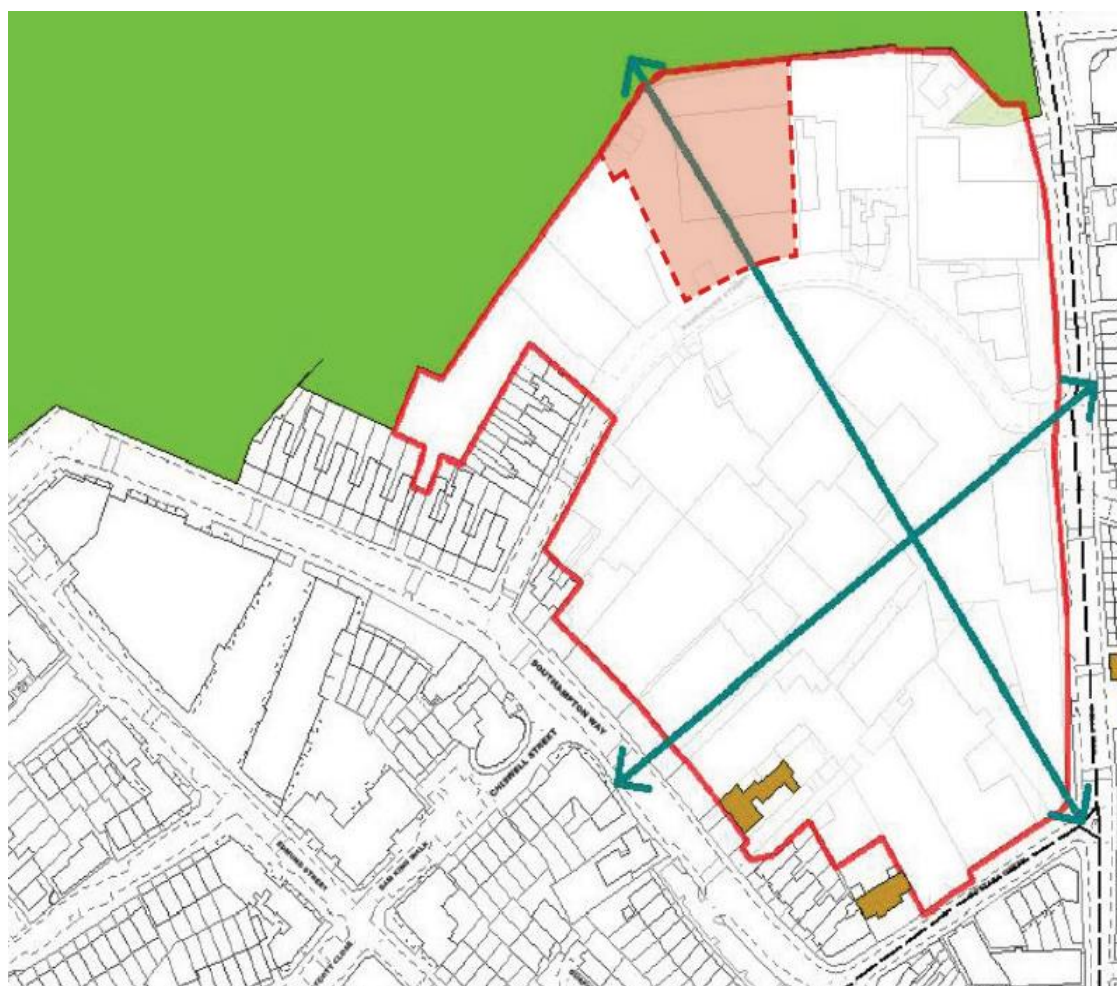
emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

70. 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.

Site allocation NSP 22

71. The site falls within site allocation NSP22 in the draft NSP which covers the entire PIL. The site forms a small part of the overall site allocation as shown on the image below, which shows the full extent of NSP22 with the application site hatched in red. The various requirements for NSP22 are also set out below which include a number of Main Modifications to the site allocation which the Council is currently consulting on, as directed by the Planning Inspectors following the Examination in Public into the NSP.

72. Extent of site allocation NSP 22 with application site shaded in red



73. NSP22 states that redevelopment of the site must:

- Ensure every individual development proposal increases or provides at least the amount of employment floorspace (E(g), B class) currently on the site; and
- Provide new homes (C3); and

- Enhance permeability including new north-south and east-west green links; and
- Provide public realm improvements including a square.

Redevelopment of the site should:

- Provide industrial employment space (E(g)(iii)); (industrial processes)
 - Provide active frontages (retail, community or leisure uses) at appropriate ground floor locations.
74. The site allocation has a minimum residential capacity of 681 homes. The design and accessibility guidance states that development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.

Other relevant guidance

75. The Council recently commissioned a Local Development Study (LDS) which was completed in October 2020. The purpose of the Parkhouse Street LDS is to promote a design strategy for development for the Parkhouse Street area in order to co-ordinate developer activities and encourage a cohesive form of development across the various landownerships. The LDS covers the area outlined in red below which is described in the LDS as the composite site. Currently there are 5 landowners which have submitted proposals for sites in this area and timescales are broadly in parallel, which presents a unique opportunity to address wider and shared objectives in order to deliver a co-ordinated approach to development in the area.



77. The LDS sets out a strategic response to the planning policy guidance that exists and is to be used as the basis for discussion between the various landowners. It should be noted that the LDS has no statutory Planning status; it is however an agreed reference point for a cohesive design approach.

Relevant to this particular application is the principle of a mixed use redevelopment, maintaining an appropriate buffer to Burgess Park, a physical and potentially a visual link to the Lime Kiln in Burgess Park with active uses along the link, a consistent shoulder height along the Parkhouse Street frontage, the mix of uses, and public realm improvements to Parkhouse Street. A planning application on one of the neighbouring sites at 21-23 Parkhouse Street has recently been approved by the Planning Committee, which follows guidance contained in the LDS (reference: 19/AP/0469).

ASSESSMENT

Principle of proposed development in terms of land use, including departure from policies to protect preferred industrial locations

78. The National Planning Policy Framework (NPPF) was updated in July 2021. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Section 6 of the NPPF 'Building a strong, competitive economy' states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses, and address the challenges of the future.
79. A number of representations have been received raising land use concerns, including that employment space is being lost in Camberwell, questioning whether the commercial space would be occupied, and questioning the provision of residential uses alongside industrial uses. Representations received in support of the application include the provision of employment space to activate Parkhouse Street, and the provision of much needed new housing.
80. Policy E4 of the London Plan 2021 seeks to ensure that there is a sufficient supply of land and premises in London to meet current and future demands for industrial and related functions, and the site falls within the locally significant industrial site category under this policy. Policy E6 of the London Plan relates specifically to locally significant industrial sites, and requires boroughs to designate such sites in their development plans and to make clear the range of industrial and related uses which would be acceptable in these locations. Policy E7 of the London Plan relates to industrial intensification, co-location and substitution. Development plans and proposals should be proactive and encourage the intensification of business uses in classes B1c, B2 and B8 occupying all categories of industrial land. In locally significant industrial sites the scope for co-locating industrial uses with residential and other uses may be considered, and must be plan-led. This is subject to certain criteria being met such as industrial uses not being compromised in terms of their continued efficient function, access and servicing, and subject to appropriate design

mitigation within the residential units to enable industrial uses to function efficiently.

81. At borough level the site is located in the Parkhouse Street preferred industrial location (PIL), which is a PIL of local importance identified in the Core Strategy. Strategy policy 10 of the Core Strategy states that the PILs will be protected for industrial and warehousing uses, and saved policy 1.2 of the Southwark Plan states that the only developments which will be permitted in PILs are for B class uses and other sui generis uses which are inappropriate in residential areas. Saved Policy 1.5 is also relevant which encourages the provision and requires the replacement of small business units.
82. In line with policy E7 of the London Plan, the draft NSP proposes to replace the PIL designation with site allocation NSP22 to become a mixed-use neighbourhood. This site allocation sets out the land use requirements, which are for every individual development proposal within NSP22 to increase or provide at least the amount of employment floorspace currently on the site, and to provide new homes.
83. Provision of employment floorspace - The site currently contains 1,327sqm (GIA) of B class floorspace which is in storage and distribution use by a local furniture maker; this is a meanwhile use which only benefits from temporary planning permission, and the meanwhile use did not occupy the site until July / August 2020, several months after this planning application was submitted. Prior to this the site was in General industrial use (class B2). The proposed development would include 1,351sqm (GIA) of light industrial floorspace (use class B1c) which is described as 'maker space' in the application documents. This would represent a modest increase of 24sqm in employment space compared to that which currently exists on the site which would comply with the London Plan policies outlined above and site allocation NSP22 in the draft NSP. It is noted that policy P35 of the draft NSP requires an impact assessment for office proposals over 1,000sqm which are outside of town centres such as this site. However, as there is a specific requirement under the site allocation to replace or increase the existing amount of employment floorspace, no impact assessment is required in this instance.
84. The proposed employment space would be of a good quality. It is shown on the plans as two separate spaces at ground floor level and one larger space at first floor level, although it would be flexibly designed so that it could be altered internally to suit a range of different businesses. This includes being able to subdivide the units if required, or creating double height spaces spanning the ground and first floors. A goods lift would be provided which all of the units would have access to, and the units would have direct access to the yard, including three openings which would be large enough for a 3.5 tonne panel van to drive into the unit if required.
85. The GLA in its Stage 1 report has commented that the floor-to-ceiling heights should be 4.5m to 8m and that further information should be provided to demonstrate that the proposed heights of 3.945m at ground floor level and 3.5m at first floor level would be acceptable. In response the applicant has advised that the units would be suitable for a range of light industrial activities, and that the Old Kent Road Workspace Demand Study (May 2019) indicates that for

these types of uses including studios and maker spaces, ceiling heights are generally around 3.5m on average, and up to 4.4m. The proposed floor-to-ceiling heights would be in the middle of this range, and if a greater floor-to-ceiling height were required the units could be combined vertically to create a floor to ceiling height of nearly 8m.

86. In accordance with policy E7 of the London Plan, a planning obligation is required to ensure that the commercial floorspace would be completed in advance of any of the residential units being occupied. A condition has been included in the draft recommendation to secure an appropriate level of fit-out for the units.
87. Job creation – When the building was in use as a vehicle testing centre it employed 35 people and was in operation 24 hours a day seven days a week. Based on the Homes and Communities Agency (HCA) Employment Densities Guide (November 2015) the current temporary use of the building for storage and distribution purposes could support up to 16 jobs, although only 5-10 people are employed there at present.
88. The proposed employment space is B1c (light industrial) which could accommodate up to 28 jobs, although it has been specifically designed as maker space which could support up to 34 jobs. The applicant considers that it could support up to 102 jobs as managed workspace using a highly optimised layout, but officers note that if it is occupied as maker space which it has been specifically designed for, occupancy levels would likely be lower. A s106 obligation would be required in order to secure jobs and training during construction, in accordance with targets provided by the Council's Local Economy Team; the commercial space falls under the size threshold of 2,500sqm set out in the Planning Obligations and CIL SPD for requiring jobs in the completed development.
89. Retention of existing businesses - Policy P30 of the draft NSP 'Affordable workspace' requires development to retain small and independent businesses on a site and where they are at risk of displacement, to provide suitable affordable workspace for them within the completed development. Policy P32 of the draft NSP 'Business Relocation' requires applicants to provide a business relocation strategy in consultation with affected businesses which must set out viable relocation options.
90. In this instance the building has been occupied as a meanwhile use while the proposed development is considered for planning. This is reflected in the two temporary planning permissions which have been granted for storage and distribution use, and the current occupier has only been granted short-term leases. As stated earlier in the report, the meanwhile use did not occupy the site until after this planning application was submitted, therefore the proposed development has not been designed to accommodate the needs of this business. It is also noted that a storage and distribution use on the site would result in less jobs than the proposed light industrial use (24 jobs as opposed to 28-34 jobs), and the current occupier uses Heavy Goods Vehicles. In light of this a business relocation strategy has not been submitted or requested in this instance.

91. Affordable workspace – Policy E2 (C) of the London Plan requires proposals for new B1 floorspace greater than 2,500 sqm (GEA) or a locally determined lower threshold to consider the scope to provide a proportion of flexible workspace suitable for micro, small and medium-sized enterprises. Policy E3 relates to affordable workspace and the use of planning obligations to secure affordable workspace at below market rates. Policy E8 of the London Plan is also relevant, which states that employment opportunities for Londoners across a diverse range of sectors should be promoted and supported, along with support for the development of business growth and sector-specific opportunities. It requires the delivery of suitable workspaces to support the evolution of London's diverse sectors including start-up space and affordable workspace.
92. At borough level policy P30 of the draft NSP states that developments proposing 500sqm GIA or more of employment floorspace (B class use) must:
- Deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents; and
 - Secure the affordable workspace for at least 30 years; and
 - Provide affordable workspace of a type and specification that meets current local demand; and
 - Prioritise affordable workspace for existing small and independent businesses occupying the site that are at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and
 - Collaborate with the Council, local businesses, business associations and workspace providers to identify the businesses that will be nominated for occupying affordable workspace.

If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off-site affordable workspace. The draft policy also allows for the provision of affordable retail and cultural uses in exceptional circumstances.

93. In order to meet the requirements of the draft policy, the following heads of terms have been offered by the applicant:
- 10% affordable workspace (135.1 sqm) to be provided;
 - The affordable workspace to be secured for a 30 year term and the same occupier could remain for the entire period;
 - No more than 50% of the market rate floorspace to be occupied until the affordable workspace has been fitted-out ready for occupation;
 - Rent on the affordable workspace to be a 25% discount on market rent inclusive of service charge for the 30 year term (this currently equates to £15 per square foot);
 - Flexible leases;
 - Applicants for the affordable workspace must either have an existing small and independent business in Southwark or be a resident of Southwark and the proposed use must be from a specific sector which has a social, cultural or economic development purpose or to accommodate an existing occupier at the site;

- During the construction period, a database of interested parties must be compiled and maintained;
 - On completion, the affordable workspace must be marketed using a website, newspapers, agencies, managing agent, database, and external signage. It must be actively marketed for nine months to Southwark businesses and residents. Only if the space remains unoccupied after this period of marketing can it be made available to the same types of businesses outside of Southwark which would be permitted to remain in the affordable space, paying affordable rent, for up to five years. After those five years, the process would start again. During this time the existing tenant(s) could remain until a suitable Southwark tenant is found;
 - The day-to-day management of the space to be carried out by a suitably competent management company;
 - Each unit would be equipped with mechanical and electrical fit-out, sprinklers, heating and cooling provision and kitchen and WC facilities.
94. Provision of residential units - The NPPF makes it clear that delivering a significant number of new homes is a key priority for the planning system. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes, setting a 10 year target of 23,550 new dwellings for Southwark. Southwark policies reiterate the importance of delivering significant numbers of new dwellings. The Core Strategy sets a target of providing 24,450 net new homes between 2011 and 2026 and the NSP has identified capacity to meet the London Plan target of 23,550 by 2028. Concerns have been raised in response to consultation that the demolition of existing social rented homes in the borough is increasing the demand for housing, and questioning whether residential units can sit comfortably alongside industrial uses.
95. Under the adopted development plan the site is located in a preferred industrial location. The provision of residential units within the PIL represents a departure from strategic policy 10 of the Core Strategy and saved policy 1.2 of the Southwark Plan which safeguard these areas for industrial and warehousing uses, and sui generis uses which are inappropriate in residential areas. Members must therefore consider whether there are other material considerations which would justify departing from the adopted policy in this instance. Officers consider that site allocation NSP22 is a material consideration which can be given significant weight. The site allocation permits residential uses in this location, with a view to the PIL becoming a mixed use area containing employment uses, residential, and some retail and community uses at appropriate ground floor locations. NSP22 aligns with policy E7 of the London Plan which relates to the intensification of industrial uses and co-locating industrial and residential uses, provided the ability of the industrial uses to operate efficiently is not compromised, and this is considered further below.
- Agent of change principles (ability for commercial and residential uses to co-exist)
96. B1 uses including the B1c light industrial use proposed can generally sit comfortably alongside residential uses. However, it is important to ensure that such uses are accommodated within buildings that are fit for purpose in terms of layout and construction techniques, and that proper regard has been given

to technical matters such as soundproofing and ventilation. London Plan Policy D13 requires all developments to consider 'agent of change' principles to ensure that where new developments are proposed close to existing noise-generating uses, they are designed in a sensitive way to protect the new occupiers, such as residents and businesses, from noise and other impacts. Policy E7 of the London Plan also seeks to ensure that industrial activities are not compromised in areas where residential uses are provided alongside industrial uses. This is an important consideration for this site given the proximity of proposed residential uses in relation to existing and proposed employment uses, and the GLA has made some comments in this respect in its Stage 1 report.

97. A number of measures have been incorporated into the design to ensure that the residential and employment uses within the proposed development would be able to co-exist successfully, and that the new residential units would not impact upon the continued operation of other employment uses in the area including the warehouse at 35-39 Parkhouse Street which is occupied by World Wide Ltd, a wholesale brewery. The building would be constructed using a concrete frame which would be supplemented by a separate steel structure which would minimise noise and vibration travelling within the building. There would be separate residential entrance routes and servicing activities would take place in the yard, with vehicles able to drive into some of the units and load / unload within the building. Ventilation and extraction would be designed into each commercial unit and should not result in any loss of amenity to the flats within the development, and a lighting strategy has been submitted which seeks to minimise light spillage. On the advice of the Council's Environmental Protection Team (EPT) a number of conditions have been included in the draft recommendation to ensure that the flats would be appropriately sound-proofed which should limit the likelihood of them resulting in noise complaints against the neighbouring industrial uses. It is noted that the immediately adjoining sites are subject to planning applications for redevelopment including residential.
98. The original planning application documents referred to the possibility of holding events or a market within the yard, and the GLA raised concerns about how this would function without compromising the use of the employment space. This has subsequently been omitted from the proposals.
99. Overall, the proposed development is considered to be acceptable in land use terms. It would provide a modest uplift in employment space which would be of good quality and flexibly designed. A policy compliant amount of affordable workspace would be provided, and although the introduction of residential units would be a departure from strategic policy 10 of the Core Strategy and saved policy 1.2 of the Southwark Plan, it would comply with policy E7 of the London Plan and site allocation NSP22 of the draft NSP. The contribution towards employment space and housing in the borough are noted as positive aspects of the proposal.

Environmental impact assessment (EIA)

100. In May 2020 the Council adopted a negative Screening Opinion confirming that an EIA was not required for the redevelopment of the site to provide 128 homes and 1,400sqm of commercial floorspace (class B1c). The proposal now under

consideration is for the same land uses but smaller in scale than that for which the Screening Opinion was issued, therefore it is sufficiently similar to conclude that no EIA is required for this proposal. A neighbouring resident has raised concerns that ecology impacts have not been considered through an EIA. As set out later in this report, the Council has commissioned an independent ecological assessment in order to consider this issue.

101. It is noted that there are a number of development sites coming forward in this area and therefore cumulative effects must be properly assessed and mitigated. The largest proposed development is the Burgess Business Park application which is accompanied by an Environmental Statement (ES) (reference: 21/AP/1342). Taking account of the likely nature and scale of the developments being considered on the other, much smaller sites, adequate assessment of the effects and necessary mitigation can be secured through the submission of relevant technical reports that sit outside the scope of a full ES.

Design, including building heights and impacts of tall buildings on local views

102. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 124). Chapter 3 of the London Plan seeks to ensure that new developments optimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping. This is echoed by Core Strategy Strategic Policy 12 which states "that all development in the borough will be expected to 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". The policy requires new development to conserve or enhance the significance of Southwark's heritage assets. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
103. Saved 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 LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Saved policy 3.12 asserts 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.
104. The importance of good design is further reinforced in the draft NSP. Policies P12, P13 and P15 require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural

character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore all new development must be attractive, safe and fully accessible and inclusive for all.

105. A number of design concerns have been raised during public consultation on the application, including that the proposed development would be too tall, that the site is not suitable for a tall building in policy terms, that there are outstanding objections to the site allocation and tall buildings policy in the draft NSP which should therefore only have limited weight, and the lack of a master plan for the area. Representations received in support of the application include that the site is currently empty in appearance, the site and wider area need to be redeveloped, the proposed design is appropriate, and the development could be made taller to accommodate more housing.
106. Site context – The site sits within an area containing a mix of small units and yards of different eras, interspersed with pockets of terraced houses. To the extent that it has a coherent character it is given by the strong geometry of the crescent of Parkhouse Street itself and its location adjacent to leafy southern boundary of Burgess Park. A Built Heritage Townscape Visual Impact Assessment (TVIA) and Historic Environment Desk-Based Assessment have been submitted with the application. The TVIA considers 9 views within the local area, including within Burgess Park. Following a request from the GLA an additional view has been submitted and this is described further below.
107. Site allocation NSP22 requires re-development at a higher density and employment space to be re-provided, along with new homes. The overall area should have enhanced east west and north south routes, including into Burgess Park. The policy requires a comprehensive mixed use redevelopment of the Business Park which ‘could include taller buildings subject to consideration of impacts on existing character, heritage and townscape’.
108. The scheme is one of several currently submitted for planning permission in this area. Concerns have been raised during public consultation on the application regarding the lack of a master plan for the area. In order to ensure that the various developments add up to a coherent whole, a Local Development Study (LDS) has been undertaken. This suggests that new buildings should follow the alignment of a widened and improved Parkhouse Street, and suggests a new link into Burgess Park from within the site. The scale of the buildings along Parkhouse Street is suggested as six storeys, but is not specified elsewhere. However, the LDS notes an opportunity ‘for taller landmark buildings...adjacent to the key pedestrian link into the park and fronting the park’.
109. With regard to heritage, the LDS requires new buildings to respect the setting of the St Georges Church steeple (just to the east of Burgess Business Park area) and to remain subservient. It recommends that an historic brick chimney which is in the centre of the Burgess Business Park site is a focal point and

prominent feature in the setting of adjacent buildings. With regard to the park, the study suggests a 5m protection zone 'within each site along the park edge and a secure boundary structure. A key objective is to 'build on the historic industrial character of the site...' In this respect the LDS references a traditional warehouse building at the southern boundary of the Burgess Business Park area. Whilst the LDS has no planning status, it has been a useful tool for applicants when designing their proposals.

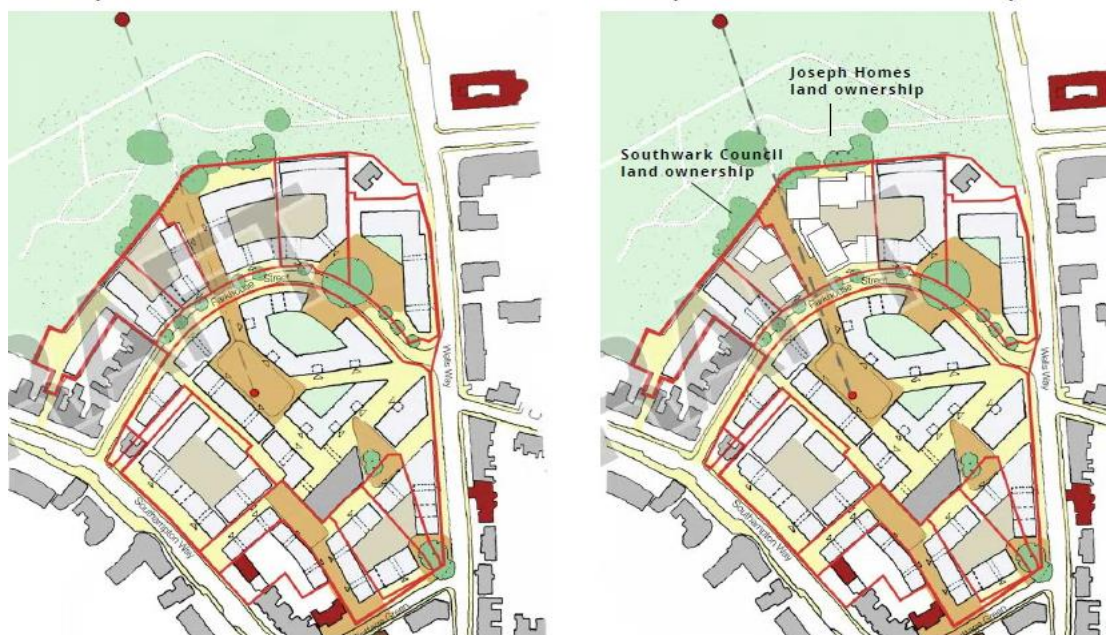
Site layout

110. London Plan Policy D8 requires new developments to create well designed, accessible, safe, inclusive attractive and well-connected public realm where appropriate. The policy sets out a range of criteria which new public realm should

address. Site allocation policy NSP22 identifies the need for enhanced public realm to be delivered within the site allocation area and states that the development should establish green links into Burgess Park. A diagram included in the site allocation shows a new north-south route through the allocation area, with a new link into the park through the application site.

111. LDS layout:
overlaid:

LDS layout with proposal



112. The scheme is clearly part of the comprehensive, mixed use and higher density development of the area envisaged by NSP22. The proposed development would broadly follow the approach to site layout recommended in the LDS. Along Parkhouse Street the building would have a cranked footprint to reflect the curve of the road, and would be set a minimum of 2.6m from the edge of the pavement to help create a widened street and an improved public realm, with new tree planting. The building would adjoin the eastern site boundary, with a new green link on the western side leading towards the rear of the site and which would allow for a new access into the park if this is required in the future. Owing to concerns regarding the impact upon the New Church Road

nature area, the plans do not show an access into the park, although a planning obligation is recommended to safeguard the option to create an access in the future if required. The closest entrance to Burgess Park is from Wells Way, opposite the junction with St George's Way which is approximately 220m from the site. Following discussions with the applicant it has been agreed that a 2.4m high brick wall would be erected along the boundary with the park, which would be planted to become a green wall. A contribution of £10,500 would be secured to enable the Council to carry out planting on the park side of the wall.

113. The LDS recommends that there should be a protection zone of at least 5m created within each site along the park edge, including any balconies. For most part this would be achieved, with the protection zone extending up to 9.5m deep which would help to soften the immediate boundary between the park and the proposed development. However, there would be a minor incursion at the north-western corner of the tower where the buffer zone would only measure 4.35m. The applicant was asked to amend the plans to address this, but advised that to do so would either require reducing the size of some of the flats making them undersized, or pushing the building closer towards Parkhouse Street, limiting opportunities for new tree planting. Whilst this modest incursion is noted, the ecological impacts of the development are considered to be acceptable as set out later in the report, and conditions are proposed to ensure that it would be planted with native species. It would still therefore provide a soft edge to the park, and the green wall would provide a physical boundary.

Height, scale and massing

114. The proposed development, together with the other proposed developments including at 21-23 Parkhouse Street, would help to create a coherent frontage to Parkhouse Street, at a more or less uniform height of six storeys fronting the street (the set back seventh floor would not be obvious at eye level along Parkhouse Street) which aligns with the guidance in the LDS which recommends a 6-storey shoulder height along this frontage. The development would contain a single element which would be defined as a tall building, in the form of an 11-storey tower located towards the rear of the site which would measure 40m high above ground level. Policy D9 of the London Plan relates to tall buildings, and sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment /cumulative).

Proposed view looking east along Parkhouse Street (the lighter block in the foreground is the proposed development at 21-23 Parkhouse Street, with the proposed development beyond this).



115. Saved policy 3.20 of the Southwark Plan and policy P16 of the draft NSP also relate to tall buildings and both define tall building as being above 30m tall. Saved policy includes a list of criteria against which to assess the acceptability of a tall building, and similar criteria are reflected in emerging NSP policy P16, albeit with a greater emphasis on exemplary design and the requirement to provide enhanced public realm.
116. Policy D9 (B) of the London Plan states that Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, which should be identified on a map. The site and the Burgess Business Park area is not specifically identified as a location for tall buildings in the adopted development plan. The draft NSP which is close to adoption does identify locations for tall buildings, and the site is not in one of these locations. Site allocation NSP22 does state that the site could include *taller* buildings. Taller buildings are defined through the Main Modifications to the NSP as generally higher than their surrounding context, but are not significantly taller to qualify as tall buildings. The aforementioned policies set out a range of impact criteria against which to assess tall building proposals. Functional and environmental impacts are considered in relevant sections of this report.
117. Policy D9 (C) of the London Plan sets out a range of impact criteria against which to assess tall building proposals. Functional and environmental impacts are considered in relevant sections of this report. The design related impacts are as follows:

London Plan Policy D9 C- Impacts: Views, visual impact and relationship with surrounding area including way finding, cumulative impact.

118. The group of sites covered by the Parkhouse Street LDS would together read as new neighbourhood which is large enough to define a new character for the area. The Local Development Study, although not statutory, has laid down key urban design principles to shape a coherent and attractive overall character, albeit one at a taller and more intensely developed scale than the low rise and underused semi-industrial area that exists at present. Although the area is within a number of different land ownerships, the proposals have been brought forward within the guidance set out in the LDS and this would allow for a comprehensive development which is coordinated and where the individual sites can make a proper contribution to the quality of the new neighbourhood.
119. In itself and as a part of the greater whole, the proposal would not be tall enough to have an impact upon long range strategic views. At the request of the GLA a verified view for London Panorama 1A.2 (Alexandra Palace viewing terrace) has been provided which confirms that the impact upon this view would be negligible. However, there are mid to long range views from east to west across Burgess Park towards the site where the proposed buildings, alongside those proposed on neighbouring sites, would be visible along the southern edge of the park. There is no doubt that the proposed development, along with adjacent developments, would change these views quite considerably from one where buildings are not by and large visible above the Burgess Park tree canopy, to one where the proposed development and adjoining developments would be obvious features rising above the tree line. However, Burgess Park is very large and open space. Buildings that are just tall enough to fall into the definition of tall buildings (as proposed) would not impact upon the Park's sense of openness or unduly upon its general character. The tops of buildings rising above trees would provide an edge or boundary to Burgess Park, which is considered to be appropriate for a new neighbourhood. Having viewed the application material it is not considered that the proposal would impact upon the openness of the MOL at Burgess Park.
120. The proposed development consists of blocks of varying heights, as do the neighbouring proposals. The tallest block sits at a point where the Burgess Park frontage bends towards the south, and at the junction of the proposed development with the neighbouring proposed development at 21-23 Parkhouse Street. The remainder of the frontage to Burgess Park would be below the 30m tall building threshold, with its frontage broken up with recesses and projections such that it would present a varied profile and skyline in views from the park. Due to this varying scale, it is considered that the cumulative effect of the buildings along the edge of the park would not be overbearing, and would in any case be softened by extensive trees within the Park, especially along its southern boundary with the site. This is well illustrated by computer generated images (CGIs) along the main east/west path across the park (views 1-5 in the applicant's Design and Access Statement).

121. Policy D9 of the London Plan (tall buildings) also requires the functional and environmental aspects of tall buildings to be addressed. These aspects are dealt with elsewhere in this report.
122. View from the north-western edge of the lake in Burgess Park (proposed development in block colour; the wire line is of proposals at 35-39 Parkhouse Street which are being amended)



Proposed wireline view from Albany Road - proposed development outlined in blue in the centre, 21-23 Parkhouse Street to the right hand side, 35-39 Parkhouse Street (which is subject to amendments) is to the left



Architectural quality and materials

123. The co-joined blocks that make up the development would have a similar aesthetic of solid brickwork with large window openings, but with contrasting brick colours to distinguish the different blocks. The intention of this is to break down the mass of the scheme into distinctive parts. The overall aesthetic would be enhanced by the depth and rhythm given to the facades by deep set window openings and regular and large pilasters (pillars) running from the top to the bottom of the facades. The overall effect would be one of considerable depth and solidity, not unlike the aesthetic of traditional warehouses. This is appropriate given the area's industrial history, and given that it would still function as mixed-used area that includes industrial space.

Proposed west elevation facing the green link



124. The architectural aesthetic would be similar to but subtly different from the adjacent scheme at 21-23 Parkhouse Street which was agreed by this Committee on 6th July 2021. The greater size of the constituent blocks within this current proposed development would give it a different character, and allows for further subdivision of the facades, particularly along the park frontage where the tallest part of the development would stand forward as a fairly slim tower element, distinct from the roofline of the rest of the building.
125. Further detail would be provided by a distinct two storey commercial base to the building which would have larger windows and stronger detailing than the residential elements above. The proposed two storey undercroft vehicular entrance from Parkhouse Street into the yard alludes to that of a traditional service yard and would provide a distinct space in the streetscape. Projecting balconies along the green link would also provide a distinct character to that part of the building.
126. The proposed development would be enhanced by a widening and landscaping of Parkhouse Street, and by a generous landscaping scheme as part of the green link which includes children's play areas. The internal yard would have a multi-functional role as a service area and access route for residents. This

multi-functional aspect is not untypical of former industrial areas converted into mixed-use, and service deliveries are expected to be relatively light and via small vehicles. As befits its multi-functional use, the yard would have plain but well detailed hard landscaping. Overall, the architecture of the scheme is considered to be of an appropriately high standard, and would be robust meaning that it would last well.

127. Saved policy 3:20 (tall buildings) of the Southwark Plan covers similar ground to that of policy D9 of the London Plan, albeit a little less detailed. It allows for tall buildings within the Central Activities Zone (CAZ) or sites which have excellent accessibility to public transport facilities provided other criteria are met. It is noted that the site is not in the CAZ and does not have excellent public transport accessibility and this has been referred to in responses from neighbouring residents. However, site allocation NSP22 of the draft NSP expects that development will be at a higher density to incorporate replacement employment space and new housing. It states that comprehensive, mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The main modifications to the draft NSP clarify that taller buildings are generally higher than their surrounding context, but are not significantly taller to qualify as tall buildings. The proposal would include a single element which would be over 30m high which would qualify as a tall building therefore the proposal does not fully align with the guidance in NSP22 in this respect.
128. It is therefore necessary to consider whether there are benefits to the development which should outweigh the non-compliance with this element of the emerging allocation, and whether harm arises from the additional height. In submitted objections, reference is made to the impact on local character, and most specifically to Burgess Park. However, after careful consideration of the views, both locally and across the park, officers conclude that the building can sit comfortably in the context, either alone or part of a wider development of other substantial buildings. The scale of development supports the delivery of more new homes, and the ability to provide a policy compliant level of affordable housing. No significant harm has been identified to amenity or heritage. On balance, the inclusion of a tall (rather than 'taller') building within the scheme could be justified.
129. Public transport impacts are considered later in the report.
130. In addition Southwark Plan saved policy 3.20 sets out the following criteria for buildings over 30m in height.

- i. Makes a positive contribution to the landscape;

As set out above and in the trees and landscaping section of this report, the greening of the site is a positive feature and the proposal is considered to comply with saved policy 3.20 in this respect.

- ii. Is located at a point of landmark significance;

The site does not address important routes as set out in the policy. Within the context of the development itself, the tallest element is located adjacent

to the green link and relates well to the wider approved and emerging townscape. A balanced view needs to be taken as to the extent the proposal deviates from the element of policy 3.20.

- iii. Is of the highest architectural standard;

This is set out above. The proposal is considered to comply with saved policy 3.20 in this respect.

- iv. Relates well to its surroundings, particularly at street level;

The pavement outside the site on Parkhouse Street would be widened and new street trees would be planted. This would provide an appropriate setting for the new buildings. The building would front the street with front doors, site entrances and employment uses which would activate the street and the green link which would align with guidance in the LDS.

- v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

This is set out above. The single tall building element within the development would have a local rather than London-wide impact and would not adversely affect any strategic views. Nevertheless the tall building element would be part of a carefully considered composition both with regard to the development itself and the wider redevelopment of the Burgess Business Park area.

Reflected glare and light pollution

131. The impact of artificial lighting is considered later in the report. The building would be predominantly brick with no large expanses of glass or metal cladding, therefore no issues of reflected glare are anticipated.

Cumulative impact

132. The scheme is one of several at a similar scale which will completely change the character and function of the Parkhouse Street area. Overall coherence has been ensured in part by the Local Development Study for the area and which laid down basic urban design principles for developers follow, including the approach to layout and mass, as well as an architectural language and material pallet which would ensure the buildings complement one another, but have enough variety to form an interesting part of the townscape. The 11-storey tower within the proposed development, when considered cumulatively with the adjacent development proposals, is considered to be acceptable in terms of cumulative impacts.

Public realm

133. Saved policy 3:20 of the Southwark Plan and policy P16 of the draft NSP are broadly similar to London Plan policy D9, although they place greater emphasis on the need for the provision of public open space associated with tall building development. The NSP requirement in this regard is to '*provide a functional public space that is appropriate to the height and size of the proposed building*'.

134. Public realm would be provided around the development, which would provide an appropriate amount of public space commensurate to the height of the tall building. The pavement would also be widened on Parkhouse Street. Playspace would be incorporated in the public realm in the green link, with further public realm and another play area along the boundary with Burgess Park. Forming part of the public realm, the playspaces would be accessible to all members of the community which is a positive aspect of the proposal. The public realm provision is therefore considered to be acceptable, and would meet the requirements of the saved Southwark Plan and draft NSP.

Impact upon the openness of Burgess Park Metropolitan Open Land (MOL)

135. The GLA in its Stage 1 report has commented that the height and massing of the proposed development would impact upon the openness of the MOL, particularly given the lower building height and wooded skyline along the southern boundary of the park, although the GLA considers that this would be mitigated by the buffer zone along the park edge, and the green link along the western boundary of the site. This issue has also been raised in response to public consultation on the application.
136. MOL is a spatial designation, which applies only to land formally designated as MOL, and not to any land outside of the designated area. The proposed development has been properly assessed in terms of its impact, and potential for harm to the land within Burgess Park, however, this assessment has not referenced or relied on policies relating to MOL. This issue was tested at the High Court in October 2020 in the challenge to the Canada Water Masterplan permission, which was granted under reference 18/AP/1604. The High Court decision confirmed that the protection of openness relates only to development on MOL itself, not to development outside its boundaries. In this instance there would be no development on the MOL, and the proposal would incorporate a planted buffer zone which would be secured by way of condition.

Comments of the Design Review Panel (DRP)

137. The DRP reviewed an earlier iteration of the scheme in February 2020. The Panel stated there were many positive aspects about the proposal including the intention to create a sustainable community of light-industrial uses on the site, with an ambitious plan for how this accommodates flexibility in the structure and layout, and the needs of different users. However, they felt that overall the scheme may be trying to fit too much on the site and because of this it lacked generosity and clarity in the arrangement of blocks and the separate spaces proposed at ground level. The Panel encouraged a further refinement of design of the buildings and landscape to address these concerns.
138. Since the DRP review and the production of the LDS, and within the life of the planning application, the application has been revised. There has been a reduction height of buildings along Parkhouse Street and to those facing the green link. In addition, the main elevation to the Park has been revised with set-backs to part of the elevation and minor reductions in height at its eastern end to break up the sense of mass facing the park. The architectural design has also been refined and simplified and the revisions are considered to address the concerns of the DRP and reflect the principles of the LDS.

139. To conclude in relation to design, it is considered that the proposed development would broadly align with the aspirations for the area laid down in the draft NSP through site allocation NSP22 and the design principles set out in the LDS. It represents a high standard of design and would be an acceptable form of development in this location. Whilst it would be markedly taller than the existing development in the area and would include a single element which would be defined as a 'tall building' under the local plan, for the reasons set out above the proposal is considered to be acceptable in this respect.

Impact on heritage assets

140. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
141. Section 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 194). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification. Pursuant to paragraph 201, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 201 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 203 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.
142. The heritage policies of the London Plan are set out in Chapter 7 and assert that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail. The Council's policies echo the requirements of the NPPF in respect of heritage assets, and require all development to conserve or enhance the significance and the settings of all heritage assets and avoid causing harm. Where there is harm to a heritage asset the NPPF requires the Council to ascertain the scale and degree of the harm caused and to balance that against the public benefits arising as a consequence of the proposal. Saved policy 3.18 of the Southwark Plan specifically requires the setting of conservation areas, listed buildings and world heritage sites to be preserved. Policies P18 and P19 of the NSP afford protection to listed buildings and conservation areas, including their setting.
143. The site does not include any listed buildings and is not in a conservation area. However, there are a number of listed buildings nearby and the site has a direct

relationship with Burgess Park to the north. The nearest conservation area is the Addington Square Conservation Area to the west of the site. CGI views submitted with the application show that the development would sit below the ridgeline of the terrace of buildings which enclose Addington Square. It would thus not be visible from within the square. The development would have limited to no visual relationship with the conservation area and its listed buildings.

144. Views across Burgess Park include the heritage assets of the former St George's Church (Grade II listed) and its slim picturesque spire rising into the skyline, and the chimney of the grade II listed former Wells Way Baths (Groundwork Trust Offices).
145. In key views from the main east/ west pathway across Burgess Park, the proposed development would be to the right of St George's Church spire. The chimney of the Baths is on a different axis such that the development's proximity to the chimney as viewed from the path would change as one moves along it. In more distant views from the east, the highest part of the development would be just to the left of the chimney, but the distance between the development and the chimney would increase as one moves westwards along the path.
146. Image of view from eastern side of Burgess Park, looking south-west (proposed development in block colour, proposed development at 35-39 Parkhouse Street in wireline and subject to amendments)



Additional view from eastern side of Burgess Park looking south-west (closer to the church and excluding the proposal at 35-39 Parkhouse Street)



147. The development would not therefore block views of these key landmarks, although it would, along with other proposed developments, project into the skyline as a large structure which would distract from the church spire and chimney as the sole landmarks. Given that these two objects have some civic, religious and historic importance this would amount to some harm to their setting. However, their present parkland setting is very different to their original setting of a tightly grained and dense townscape. Given this, the harm to the significance of these settings is more limited.
148. The LDS highlights an historic brick chimney located to the south of the application site which is at the centre of the wider Burgess Business Park area. It is not a designated heritage asset and is not visible over a wide area. However, it is of some interest in the local Parkhouse Street area as an historic townscape feature. There is a planning application under consideration for the development of this neighbouring site which would create a public square around the chimney (reference: 21/AP/1342). The proposed development on the site which Members are now being asked to consider would connect with the public square and allow for glimpses of the chimney. The chimney would therefore remain a focal point in the overall Burgess Business Park area.
149. The proposed development would be seen from the vicinity of the listed lime kiln within Burgess Park. However, the lime kiln would originally have been surrounded by buildings and its current open setting is modern and of no historic or heritage significance. The visibility of the development would not therefore affect the historic importance of the kiln.
150. Paragraphs 200-201 of the NPPF sets out two categories of assessing harm namely, substantial or less than substantial. Where some harm albeit very minor harm would arise this must be classed as less than substantial. It is considered that there is a very minor harm to the setting of the church spire and chimney in that some of the upper parts of the development would be visible in the skyline between them. However the harm is considered to be less than substantial. As such, in accordance with paragraph 201 of the NPPF it is necessary to weigh the harm against any public benefits of the proposal. In this instance the redevelopment of the site would bring significant public benefit to

the borough by virtue of the delivery of a good quantum of high quality employment floorspace with a modest uplift compared to what currently exists on the site, 10% affordable workspace, and new housing including 35% affordable housing. The delivery of housing and employment space would help to meet the Council's aspirations for the area in accordance with the NSP site allocation, and the redevelopment would result in high quality buildings which would make a positive contribution the townscape and would enhance the character and appearance of the area. Officers therefore consider that the very minor and less than substantial harm to nearby heritage assets would be outweighed by the public benefits of the redevelopment.

151. There are other listed buildings to the south and east of this site. However, given the separation distance and presence of other buildings in between it is not considered that their settings would be affected by the proposed development.
152. In conclusion, whilst there would be some less than substantial harm to the setting of heritage assets, this is considered to be justified given the wider benefits of the proposal. Officers therefore consider that the proposal would comply with the relevant design policies and the NPPF.

Trees and landscaping

153. Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy P60 of the draft NSP 'Trees' states that development must retain and protect significant existing trees. It states that development must retain and enhance the borough's trees and canopy cover.
154. The site currently comprises hard landscaping consistent with its use as an industrial site, and does not contain any trees. The opportunity therefore exists for significant improvements to be made in terms of soft landscaping and contribution towards urban greening.
155. Trees - An Arboricultural Impact Assessment and Tree Survey report has been submitted with the application and 38 trees have been surveyed, all of which are within Burgess Park and some of them overhang the site boundary. Ten of the trees are category B (moderate quality), 26 are category C (low quality) and 2 are category U (poor quality). The tree species comprise hornbeam, common lime, whitebeam, sycamore, wild cherry, English oak, hybrid poplar, common ash, goat willow, silver birch and field maple.
156. Concerns have been raised during public consultation on the application that newly planted trees in the nature area are not shown on the plans and would need to be felled. This has been raised with the applicant who has confirmed that there would be no requirement to fell any trees within the park. Five trees would need to be pruned, with regular pruning likely to be required thereafter which the Council's Urban Forester has confirmed would not be detrimental to their health. The Council's Parks and Leisure Service has advised that the developer should consider any existing trees on the boundary and shade they

may cast into the new development and residential units. In response the applicant considers that the trees would not compromise the quality of light or outlook from the flats.

157. There would be some incursion into the root protection areas (RPAs) of eight trees in order to replace the existing hardstanding with soft landscaping. The arboricultural report concludes that the impact upon the trees would be acceptable subject to adequate protection measures, and that the provision of soft landscaping in place of the existing hardstanding could provide better growing conditions for the trees. The report has been reviewed by the Council's Urban Forester and a condition has been included in the draft recommendation to ensure that the trees would be protected during construction.
158. The plans show that 28 new trees would be planted, including four street trees which would straddle the site boundary. It may be that only two of the street trees would achieve the expected 4.5m clearance between the tree trunk and the building line, therefore the other two may need to be planted in the green link or elsewhere in the area. The planting of any trees in the pavement would need to be agreed with the Council's Highways Development Management Team, and it is recommended that a clause be included in the s0106 agreement requiring a bond of £3.5k per street tree which the Council could use towards tree planting in the wider area in the event that not all of the street trees can be planted, or that any of them fail / die within a specified time period.

Illustrative landscaping plan



159. Landscaping – Policy G1 of the London Plan ‘Green infrastructure’ states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London’s wider green infrastructure network. Green infrastructure is defined in the plan as comprising the network of parks, rivers, water spaces and green spaces, plus the green elements of the built environment such as street trees, green roofs and sustainable drainage systems. Policy G4 of the London Plan ‘open space’ states that development proposals should, where possible, create areas of publicly accessible open space, particularly in areas of deficiency.
160. The landscaping for the development would include the planted green link which would form an attractive, publically accessible addition to the streetscene. It would measure a minimum of 5.6m wide and would contain playspace and there would be 410sqm of public realm around the western and northern sides of the building. Although there would be pathways close to the park boundary, planting is proposed along the immediate boundary which would be secured through the landscaping condition. Existing palisade fencing would be replaced by a 2.4m high brick wall which would be planted to form a green wall which would also be secured by way of a condition.

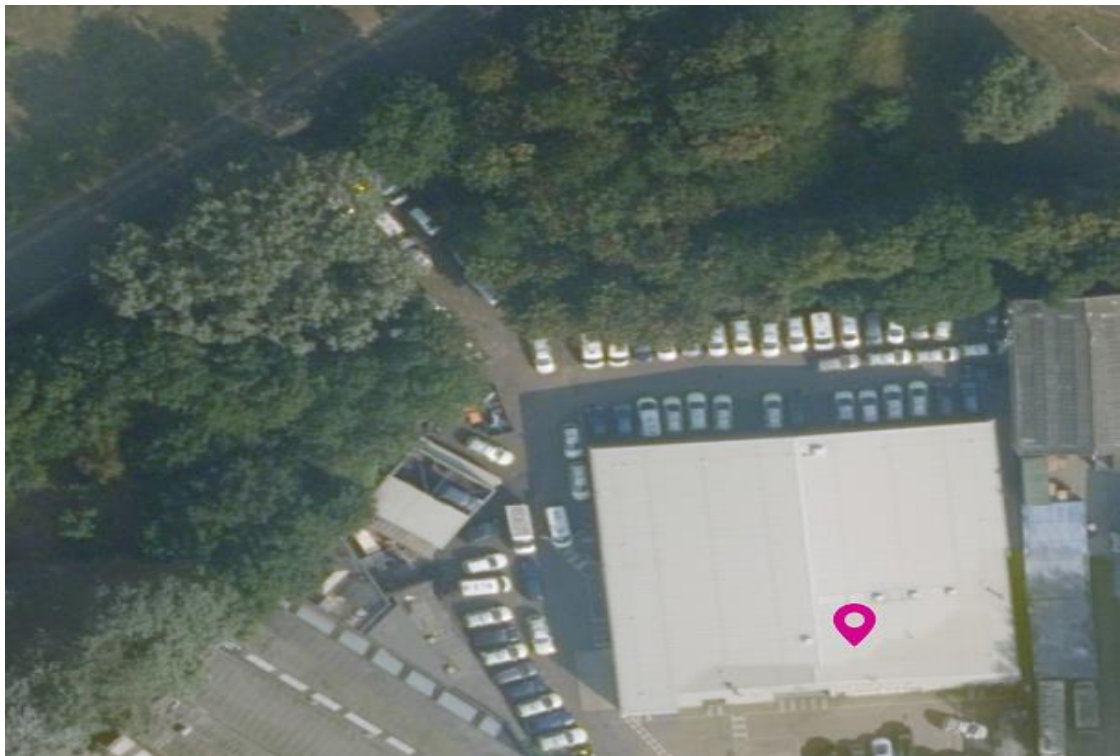
Illustrative image of the green link

161. The yard within the development would be finished with permeable paving, and the only greenery here would be a green wall along the boundary with 35-39 Parkhouse Street and two trees. Whilst this yard needs to function efficiently for servicing, there are considered to be opportunities for further landscaping and greenery, which would be secured through the landscaping condition.
162. Urban Greening Factor - Policy G5 of the London Plan 'Urban greening' requires boroughs to develop their own urban greening factor (UGF) policies, and sets an interim target score of 0.4 for developments which are predominantly residential. Following the revisions to the scheme the proposed development would achieve a UGF of 0.417 through measures such as tree planting, green roofs and green walls. This would exceed the London Plan target which is welcomed. This does not however, include any green roofs underneath the PVs. There is no reason why green roofs cannot be provided underneath the PVs and the potential for this should be secured by way of a condition.
163. The Council's Urban Forrester has reviewed the landscaping proposals and arboricultural report and has recommended conditions and a planning obligation. An informative is recommended alerting the applicant to the fact that any works to trees within the boundary of the park will require a separate consent from the Parks Team.

164. Overall, the existing site offers no greening and the proposed development would provide new green infrastructure, landscaping and tree planting which would be a positive addition to the streetscene and positive in terms of biodiversity and habitat creation.

Ecology

165. Burgess Park which adjoins the rear of the site is a borough level site of importance for nature conservation (SINC). The area of the park which immediately adjoins the site is identified as the New Church Road Nature Area which forms part of the wider SINC designation and is one of the most important habitats in the park. The Council has recently completed a £3 million improvement project to remove the redundant New Church Road and undertake habitat improvements in this area. This includes incorporating a finger of land in the nature area which was formerly part of application site as shown on the image below. The Council purchased this piece of land and in 2018 the hardstanding was removed and new planting undertaken. The nature area now contains semi-natural broadleaved woodland interspersed with areas of grassland, and includes features such as bird and bat boxes and bug hotels.
166. 2016 aerial image



167. Policy G6 of the London Plan 'Biodiversity and access to nature' states that SINC's should be protected. Where harm to a SINC is unavoidable and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the policy sets out a mitigation hierarchy which must be followed. The policy states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

168. At borough level, saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications, will encourage the inclusion in developments of features which enhance biodiversity, and will require an ecological assessment where relevant. Policy P59 of the draft NSP 'Biodiversity' states that development must contribute to net gains in biodiversity including through enhancing the nature conservation value of SINC's, protecting and avoiding damage to SINC's, protected species and habitats, and including features such as green and brown roofs, green walls and soft landscaping.
169. The applicant has submitted an Ecology Survey and Report including an extended Phase 1 habitat survey of the site and Burgess Park, a preliminary bat roost assessment, a bat emergence study, and an ecology briefing note. A number of objections have been received raising concerns about ecology and impact on the park, including from the London Wildlife Trust (LWT) on behalf of the Friends of Burgess Park (FOBP). The Council's Parks and Leisure Service has also raised concerns in this respect, including overshadowing, boundary treatment, increased use of the park and proximity of playspace within the development to the park boundary. The GLA has commented that the buffer zone along the edge of the park should be secured by condition and should incorporate biodiverse planting, and that a new entrance into the park could cause harm to the SINC which would need to be mitigated.
170. As stated the site is currently predominantly hard-surfaced and contains no trees. Following an inspection of the existing buildings the applicant's ecology report concludes that no bat foraging or commuting features are present on site. It advises that indirect impacts to bats foraging and commuting in adjacent habitats including the nature area are unlikely to be significant. No bats were recorded emerging from the site, and bats are not roosting in proximity of the site. The report concludes that the site does not provide suitable habitat for nesting or foraging birds, although opportunities exist within the adjoining nature area; the same applies for invertebrates, with the site currently offering limited foraging opportunities, although there are better opportunities in the adjoining nature area.
171. The applicant's ecology report identifies potential impacts during demolition and construction including noise, dust, vibration and surface run-off, and impacts from overshadowing, night time lighting and increased use of the park following the completion of the development. It recommends a number of mitigation measures such as a construction management plan and a wildlife sensitive lighting strategy. With regard to overshadowing, there is no technical basis for measuring the impact upon ecology, although an overshadowing study undertaken as part of the applicant's daylight and sunlight report shows that the proposal would not increase overshadowing significantly. It shows that 96% of the nature area currently meets the BRE guidance of receiving at least two hours of sunlight on 21st March, and this would reduce to 94% as a result of the proposal. When planned developments either side of the site taken into account this would drop to 92% and the greatest impact would be during the winter months. The applicant's ecology report concludes that overshadowing impacts would not be significant because they would be of limited extent and would predominantly occur in winter when the trees and invertebrates would be

dormant. Regarding additional use of the park, the ecology report notes that the site is allocated for housing in the draft NSP. It further notes that the development would incorporate a buffer zone along the park edge which it recommends should incorporate 3m deep planting, together with the planted green link, new tree planting and green roofs which would all enhance the biodiversity value of the site. No impacts upon other SINCS within 1 km of the site have been identified. The applicant's ecology report recommends 3m deep planting along the park edge and solid balcony balustrades which the applicant has advised have not been incorporated into the design owing to the need to provide playspace at ground floor level (in respect of the planting) and to maximise light into the proposed flats (in respect of solid balconies). As set out below, appropriate planting along the park boundary and a wildlife sensitive lighting strategy would be secured by way of conditions.

172. The applicant's ecology report does not consider the impact of a new entrance into the park, and the application does not now propose any route into the park. The site layout would allow for one if the Council wishes to provide this in the future. If the Council does decide that an entrance should be provided, a planning obligation is recommended requiring an ecological assessment at that time and any necessary mitigation measures.
173. Cumulative impacts - A number of the objections to the application relate to cumulative ecological impacts, taking into account the proposed developments either side of the application site. With this application included there are four such developments, and the others are 21-23 Parkhouse Street which the Planning Committee resolved to grant permission for on 6th July (reference: 19/AP/0469), and applications at 35-39 Parkhouse Street and Burgess Business Park which are currently under consideration (references: 19/AP/2011 and 21/AP/1342). The Friends of Burgess Park (FOBP) commissioned the London Wildlife Trust (LWT) to prepare a report considering these cumulative impacts, and this report has been submitted to the Council and reviewed by officers including the Council's Ecology Officer.
174. The LWT report considers two areas of woodland within the park, and the closest to the application site is described as the Southampton Way woodlands which adjoins the rear of the site. The report concludes that Burgess Park is of borough level importance rather than local importance, that cumulatively lighting from the different developments would affect bats, breeding birds and moths, that cumulative overshadowing could result in a prevalence of more shade tolerant species to the detriment of grassland areas, and that insufficient information has been provided to enable the Council to determine this application.
175. The Council commissioned an independent ecology report prepared by an external ecologist to assess the cumulative ecological impacts of the four proposed developments which would adjoin the park. The report considers cumulative construction impacts, overshadowing, increased recreational pressure and light spillage.
176. With regard to overshadowing, the report concludes that the area of woodland which would experience increased shadowing is broadly the area which supports the lowest understorey diversity. Whilst some disturbance upon the

woodland is therefore possible, it is not considered likely that this would significantly impact the conservation status of the New Church Road Nature Area or Burgess Park as a whole, nor would it likely impact bird, bats or invertebrates. The greatest overshadowing impact is predicted for the winter months when trees and most flora are dormant. The woodland understory is not of sufficient diversity or structure for the additional shadowing to be considered significant in ecological terms i.e. any change to the woodland community would not affect its conservation status or ecological functionality given the site's urban location, existing level of disturbance, and the presence of common species. It is therefore concluded that any impact would not be significant.

177. As for potential impacts upon birds and bats, the report concludes that without mitigation there could be temporary impacts arising from construction, and permanent local impacts including from lighting and increased use of the park. Mitigation is recommended through a Construction Environmental Management Plan to include measures to minimise disturbance during demolition and construction, lighting controls, landscaping within the sites supported by landscape and habitat management plans, and enhanced opportunities for ecology and biodiversity on the sites through the provision of living roofs and appropriate planting. All of these matters have been agreed with the applicant and would be secured by way of conditions and s106 obligations. This includes a condition for updated bat surveys to be undertaken to determine whether there have been any changes on the ground during the course of the application which require additional mitigation.
178. To mitigate increased use of the park, the report suggests that the developments coming forward provide an opportunity for the creation of a small strategic habitat bank in the park, which the developments adjoining the park could fund. This could be in the form of new meadow planting, bird and bat boxes, insect hotels and stag beetle loggeries. To this end and in consultation with the Council's Ecology Officer a contribution of £53,469 would be secured through the s106 agreement towards habitat creation in Burgess Park, and this is based on the amount of floorspace proposed and includes provision for monitoring and maintenance. Improvements in biodiversity delivered through this mechanism alongside enhanced green infrastructure and habitat within the red line boundaries of each of the developments presents an opportunity for notable improvements in local biodiversity. The report concludes that if all recommended mitigation is secured from all of the developments there would be a permanent positive impact at a local scale.
179. Concerns have been raised by neighbouring residents regarding the impact upon Elm trees in the park which have been planted to support the rare and endangered White Letter Hairstreak butterfly. The Council's Ecology Officer has advised that the new Elms were planted as part of the removal of the New Church Road project, and are far enough away from the proposed development not to be affected by shade or wind. The Council's ecology officer also does not anticipate any adverse ecological impacts arising from surface water run-off or wind microclimate.
180. Overall, following the independent ecological assessment commissioned by the Council, consultation with the Council's Ecology Officer and subject to

mitigation which could be secured by conditions and s106 obligations, the proposed development is considered to be acceptable with regard to ecology, and it would significantly enhance biodiversity on the application site through new tree planting and landscaping.

Density

181. The 2021 London Plan does not contain any density ranges. Instead, policy D3 of the London Plan requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations, and regard must be had to the form and layout, experience, quality and character of the site. In terms of Southwark policy, policy 5 of the Core Strategy supports a density of 200-700 habitable rooms per hectare in this location. The draft NSP adopts a similar approach to the 2021 London Plan, with density ranges no longer included on the plan, with the requirement being that all residential accommodation is of exemplary design. Concerns have been raised following public consultation on the application that the proposal would significantly exceed the adopted policy density range, by approximately 70%, and that the design is not exemplary.
182. Based on the current adopted policy the density of the proposed development would equate to 1,050 habitable rooms per hectare. This is based on the Southwark Plan methodology for mixed use developments which requires areas of non-residential space to be divided by 27.5 to create an equivalent number of habitable rooms per hectare.
183. Where developments would exceed the density ranges set out in policy, the Council's Residential Design Standards SPD requires the accommodation to be of an exemplary standard and an assessment against the exemplary criteria in the SPD is set out below.

| Exemplary residential design criteria from Southwark Residential Design Standards SPD | Commentary |
|---|--|
| Significantly exceed minimum floorspace standards | All units would meet or exceed, and 22% of the proposed units would exceed the minimum floorspace requirements by 10% or more. |
| Provide for bulk storage | All of the units would have bulk storage which would meet or exceed the minimum requirements set out in the SPD. |
| Include a predominance of dual aspects units | 84% of the proposed units would be dual or triple aspect. |
| Exceed minimum ceiling heights of 2.3m | All rooms within the proposed dwellings would have at least 2.5 metre floor-to-ceiling heights. |

| | |
|---|--|
| Have natural light and ventilation in all kitchens and bathrooms | All kitchens would benefit from natural light and ventilation. Bathrooms would not as they would all be internalised, but they would benefit from mechanical ventilation. |
| Exceed amenity space standards set out in the SPD | The proposed amenity space is set out later in the report. Where the recommended 10 sqm private amenity space has not been met, the shortfall has been included as communal amenity space in line with the Residential Design Standards SPD. |
| Meet good sunlight and daylight standards | 92 % of the units would meet or exceed the BRE guidance for internal daylight levels and 75% of the units would meet or exceed the guidance for sunlight. This is explained later in this report. |
| Have excellent accessibility within dwellings including meeting M4(2) standard for all non-wheelchair user homes | 10% of the proposed units would be suitable for wheelchair users (16% by habitable room). All non-wheelchair user homes would meet M4(2) standard. |
| Minimise corridor lengths by having an increased number of cores | A maximum of 7 units per core is proposed, complying with the Mayor's Housing Design SPG which advises no more than 8 flats per core. There would be no long corridors within the residential blocks. |
| Minimise noise nuisance in flatted developments by staking floors so that bedrooms are above bedrooms, lounges above lounges etc. | The plans demonstrate that a good level of stacking would be achieved. |
| Obtain Secure by Design certification | The development would be cable of achieving Secured by Design Accreditation and a condition to require this is recommended. |
| Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction SPD | The development is capable of achieving BREEAM "excellent" for the employment space. The development would need to make a carbon off set contribution to bring the development to carbon zero in accordance with the London Plan and this would be secured through the s106 agreement. |

| | |
|--|--|
| Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement | The potential of the site would be maximised, delivering good quality commercial floor space, new dwellings, an attractive green link, outdoor space and play space without unduly compromising local visual, residential amenity or the biodiversity value of Burgess Park. |
| Make a positive contribution to local context, character and communities including contributing to the streetscape | The proposed development would make a positive contribution to local context and character in terms of its quality of design and other benefits including affordable housing, employment space and affordable workspace. |

184. Based on the above criteria, the residential accommodation is considered to be exemplary. Further details are provided in the quality of accommodation section of this report.

185. Policy P14 'Residential Design' of the draft NSP includes a number of additional criteria in addition to those listed above, as follows:

186. *Be tenure blind*

The proposed flats have been designed to be tenure blind, and the generous size of the social rented units is set out in the affordable housing section of this report. All but one of the affordable units would be located in block A, fronting Parkhouse Street or the green link. Concerns have been raised during public consultation on the application that only the private units would have the views over Burgess Park and whilst this is noted, a condition would ensure that all residents would be able to access both communal roof terraces, one of which would overlook the park.

187. *Provide no material differences in appearance between affordable and market homes in apartment blocks including shared entrances*

The layout of the proposed development is such that there would be separate entrances for the private and affordable units, although the entrance lobbies would be of a similar size. The entrance to the affordable units would be near to the green link which would provide it with an attractive setting. The entrance to the private units would be from the northern side of the building, and both tenures could also be accessed from the yard. A condition is recommended for details of the internal fit-outs to the entrance lobbies to ensure that there would be no material differences between the two.

188. *Provide the opportunity for residents of all tenures to access on site facilities*

All of the ground level space would be accessible to all occupiers of the building, and to members of the public. Two roof terraces are proposed and a

condition has been included in the draft recommendation requiring all occupiers of the development be permitted to access both terraces. This would ensure that all people living in the development would be able to enjoy views over Burgess Park from the communal roof terrace.

189. *Provide communal facilities including gardens and community rooms*

Communal roof terraces would be provided for the development, together with ground level playspace.

190. *Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. Communal amenity space should be designed to provide multiple benefits (e.g. Recreation, food growing, habitat creation, SUDS)*

As above, communal amenity space would be provided together with ground level on-site playspace for all age groups.

191. *Maximise the use of sustainable technologies and materials*

As set out later in the report the development would achieve a high level of on-site carbon savings, well in excess of the London Plan minimum requirements.

Affordable housing

192. Section 5 of the NPPF sets out the government's approach to the delivery of significant new housing including a requirement for housing of different sizes, types and tenures to meet the needs of different groups. The supporting text to policy H4 of the London Plan 'Delivering affordable housing' sets out that there is a need for the provision of 43,500 affordable homes per year across London. At borough level strategic policy 6 of the Core Strategy requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas and sets a target of providing a minimum of 8,558 net affordable housing units between 2011 and 2026. Developments with 10 or more units should provide a minimum of 35% affordable housing, subject to viability, with a tenure split of 70% social rented and 30% intermediate housing.

193. Policy P1 'Social rented and intermediate housing' of the draft NSP requires developments of 10 or more residential units to provide a minimum of 35% affordable housing, comprising a minimum of 25% as social rented and the remainder as intermediate. The tenure split within the draft NSP policy is currently being applied instead of the adopted policy, in recognition of the updated needs assessment and the pressing need for social rented housing in the borough. This policy sets out that for affordable housing purposes a habitable room of up to 28sqm is counted as one habitable room, a room between 28.1-42 sqm is counted as two habitable rooms and so on.

194. There would be 33 affordable units within the development, all but one of which would be located in block A fronting Parkhouse Street. There would be one shared ownership unit located at first floor level in block B2. For affordable housing purposes based on policy P1 of the draft NSP there would be 343

habitable rooms within the development, 122 of which would be affordable which would equate to 35.5%. The tenure split would comprise 9.9% shared ownership habitable rooms and 25.6% social rented habitable rooms. Whilst there would be a marginal 0.1% shortfall in shared ownership habitable rooms, given that there would be an overprovision of social rented habitable rooms and an overprovision overall, this is considered to be acceptable. The affordable units are also considered to be of a very high quality, as set out below.

195. Mix of affordable housing by habitable room

| Unit type | Private / market habitable rooms | Social rented habitable rooms | Intermediate habitable rooms | Total habitable rooms |
|------------------|---|--------------------------------------|-------------------------------------|--|
| 1-bed | 54 | 0 | 30 | 84 |
| 2-bed | 132 | 4 | 4 | 140 |
| 3-bed | 35 | 84 | 0 | 119 |
| Total | 221 (64.5%) | 88 (25.6%) | 34 (9.9%) | 343(100%) (122 affordable habitable rooms =35.5%) |

196. Mix of affordable housing by unit

| Unit type | Social rented | Intermediate | Total |
|------------------|----------------------|---------------------|--------------|
| 1-bed | 0 | 15 | 15 |
| 2-bed | 1 | 1 | 2 |
| 3-bed | 16 | 0 | 16 |
| Total | 17 | 16 | 33 |

197. All but one of the social rented units would be 3-bed / 5 person units which would be suitable for families and is welcomed. The other social rented unit would be a 2-bed/ 4 person unit. The 3-bed units would range in size from 89sqm to 116 sqm against a minimum requirement of 86sqm and would therefore be generously sized. The open-plan living spaces for these units would also be generous, ranging from 30sqm which is the minimum requirement, up to 44sqm which would significantly exceed the minimum requirement. They would not have separate kitchens as recommended in the SPD as they have been designed to be tenure blind, but they are nonetheless considered to be very high quality. They would all be dual aspect, and would all have 10sqm balconies. The 2-bedroom social rented unit would be 86.7sqm against a minimum requirement of 70sqm and would also therefore be generously sized. It would have a 35sqm open plan living space against a minimum requirement of 24sqm, and would have a 5.6sqm balcony. As noted later in the report in relation to quality of accommodation, the communal terrace in block A would exceed the minimum requirements by 143.8sqm, although a condition is recommended to ensure that the terrace overlooking the park would also be accessible to residents living in this block. The quality of the affordable accommodation is a very positive aspect of the overall development.

198. Viability - The application is supported by a Financial Viability Appraisal (FVA) which has been independently reviewed by Strettons on behalf of the Council. Following negotiations between Strettons and the applicant's viability consultant the agreed position is that the proposed development would have a deficit of £2,552,664. The FVA did not account for a recent improvement to the affordable workspace offer which would result in a further minor additional deficit. In spite of the scheme deficit the applicant has agreed to provide 35% affordable housing which would be secured in the s106 agreement. As the strategic target for affordable housing in the London Plan is 50% and 35% is a minimum, early and late stage viability reviews are required and would be secured through the s106 agreement.

Affordable housing monitoring

199. It is recommended that the s106 agreement includes clauses to monitor the provision of affordable housing. This would ensure that the provision of the affordable homes can be monitored and they remain in perpetuity, unless the proposed tenure allows for staircasing/purchase of the property. The clauses would require the developer to provide plans showing the location of the social rented and intermediate homes, to ensure the exact location of these homes are identified and can be monitored by the Council.
200. The developer would be required to notify the Council at several stages throughout the development, including at practical completion, to ensure that the Council can check that the provision of the affordable homes is as approved. The developer would be required to provide the Council with as-built plans of the development identifying the address (as approved by the street naming and numbering service) and tenure of each unit. The developer would also be required to allow the Council access to the development with reasonable notice in order to verify the submitted plans.

Mix of dwellings

201. Strategic Policy 7 'Family homes' of the Core Strategy requires at least 60% of the units to contain two or more bedrooms and at least 20% of the units to contain three or more bedrooms in the Urban Density Zone. Policy P2 of the draft NSP 'Family homes' increases the 3+ bed requirement from 20% to 25%, and also states that single occupancy bedrooms (i.e. single bedrooms) will not be accepted in social rented accommodation, although this latter requirement has been removed through the Main Modifications to the draft NSP which are currently being consulted on following the recent EiP.

202. Proposed unit mix

| Unit size | Number of units | Percentage of units % |
|------------------|------------------------|------------------------------|
| 1-bed | 42 | 39% |
| 2-bed | 44 | 40% |
| 3-bed | 23 | 21% |
| Total | 109 | 100% |

203. The proposal would deliver 61% of the units with 2+ bedrooms and 21% of the units with 3+ bedrooms which would comply with the adopted policy. It is noted that the mix would not comply with policy P2 of the draft NSP in providing 21% 3+ bed units instead of 25%, but this is considered to be outweighed by the high proportion of family units which would be provided in the affordable tenure in this instance. Of the 33 affordable units being proposed, 16 of them (48%) would be 3-bedroom units which is considered to be a positive aspect of the scheme.

Wheelchair accessible housing

204. Policy D7 of the London Plan 'Accessible housing' requires residential development to provide at least 10 per cent of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'; Policy P7 of the draft NSP requires the 10% to be based on habitable rooms rather than unit numbers. It also states that where those homes are affordable wheelchair user homes, 10% of the social rented homes must meet Building Regulations M4(3)(2)(b) standard (wheelchair accessible dwellings). It sets out larger minimum floor areas which wheelchair accessible dwellings must meet, and requires a mix of dwelling sizes and tenures that meet the above standards, including family homes. Two bedroom three person affordable wheelchair homes will not be acceptable.
205. There would be 11 wheelchair user dwellings which would equate to 10% in terms of units, and 16% in habitable rooms which is the draft NSP measure. This would include 6 affordable units (4 x 3-bed and 1 x 2-bed social rented units and 1 x 2-bed shared ownership unit), and 5 private units (3-beds) which would all meet Building Regulations standard M4(3)(2)(b). 29% of the social rented habitable rooms would meet M4(3)(2)(b) standard which would exceed the 10% requirement set out in the draft NSP.
206. The wheelchair units would all exceed the larger unit sizes set out in the Residential Design Standards SPD and draft NSP, and each core would be served by two lifts. It is noted that the shared ownership wheelchair accessible unit would be a 2b3p unit which the draft policy in the NSP does not permit and whilst this is noted, given that the overall provision of wheelchair units would exceed the NSP requirement both in terms of habitable rooms and number of wheelchair accessible social rented habitable rooms, this is considered to be acceptable in this instance. The remaining units within the development would meet M4 (2) standard and a condition to secure the units to these standards has been included in the draft recommendation.

Quality of accommodation

207. Policy D6 of the London Plan 'Housing quality and standards' requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
208. At borough level, saved policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living

conditions. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and units should be dual aspect to allow for good levels of light, outlook and cross-ventilation. Policy P14 of the draft NSP requires developments to achieve an exemplary standard of residential design, and sets out a number of criteria which must be met. Concerns have been raised during public consultation on the application that the proposal would not be of exemplary design, with specific concerns including internal light levels and undersized private amenity space.

209. Suitability of the site for residential use - Policy D14 of the London Plan 'Noise' seeks to reduce, manage and mitigate noise in order to improve health and quality of life, and provides details of how this can be achieved including through design elements such as adequate separation distances, screening, layout, and adopting good acoustic principles. Some of the measures incorporated into the design to ensure that the employment and residential uses could co-exist successfully have been set out earlier in the report in relation to agent of change principles.
210. A Noise Impact Assessment report has been submitted with the application which considers the suitability of the site for residential use. Existing noise levels were monitored at two locations, one at the front of the site next to Parkhouse Street and another at the rear next to Burgess Park. At the front of the site noise levels were found to be low during daytime hours and at medium risk of noise overnight. At the rear of the site noise levels were recorded as being low throughout the day and night. The Noise Impact Assessment recommends the use of appropriate glazing and the provision of solid balustrades to the balconies fronting Parkhouse Street. Whilst it is noted that railing balustrades are proposed, these would tie in better with the building design and would allow more light into the flats.
211. The report has been reviewed by the Council's Environmental Protection Team (EPT) which has recommended a number of conditions to protect the amenity of future occupiers of the flats. This includes setting limits for internal noise levels and limits on plant noise, and these have been included in the draft recommendation. Whilst solid balustrades have not been proposed, the metal rail type balustrades proposed are considered to be more appropriate to the warehouse aesthetic of the design, and would allow more light into the units. The conditions recommended by EPT would ensure acceptable internal noise levels in any event.

212. Unit sizes

| Units | SPD minimum | Proposed unit sizes | SPD amenity space (minimum) | Amenity space sqm (proposed) |
|--------------|--------------------|----------------------------|------------------------------------|-------------------------------------|
| 1-bed | 50 | 50-56.7 | 10 | 5-10 |
| 2-bed | 61-70 | 72.3-86.8 | 10 | 5.6-9 |
| 3-bed | 74-95 | 89-116 | 10 | 10 |

213. All of the residential units would meet or exceed the minimum overall floorspace requirements set out in the Nationally Described Space Standards, and they would all comply with the minimum room sizes set out in the SPD including storage requirements. They would also comply with new requirements set out in policy D6 of the London Plan 'Housing quality and standards'. This policy requires bedroom widths to be at least 2.15m for single bedrooms, 2.75m for a first double bedroom and 2.55m for a second double bedroom, and for single bedrooms to be at least 7.5sqm.
214. Aspect – 84% of the residential units would be dual or triple aspect which is a very positive aspect of the proposal. All but one of the single-aspect units would face onto the green link, with the other facing onto Parkhouse Street; none of the single aspect units would be north-facing.
215. Internal daylight and sunlight - A daylight and sunlight assessment for the proposed dwellings has been submitted, based on the Building Research Establishment (BRE) Guidance. The modelling for the daylight / sunlight testing includes the proposed development at 21-23 Parkhouse Street, and the footprint of the Burgess Business Park appeal scheme opposite but with a reduced massing to match the height of the proposals on the application site. At 35-39 Parkhouse Street the daylight / sunlight levels have been tested with a mirror image of the application proposals modelled onto this neighbouring site. This is because the plans for the proposed development at number 35-39 are being amended. The tests therefore take into account the emerging neighbouring schemes to present a realistic cumulative scenario. The tests undertaken are Average Daylight Factor, Annual Probable Sunlight Hours, No Sky Line and Room Depth Criterion. However, it is predominantly Average Daylight Factor and Annual Probably Sunlight Hours which are used for planning purposes, therefore only these tests have been reviewed.
216. Average Daylight Factor (ADF) determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
217. Annual Probable Sunlight Hours (APSH) should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
218. Daylight - For AFD, 92% of the habitable rooms tested would comply with the BRE which is a very high level of compliance for an urban area and is welcomed. Of the 22 windows which would not comply with the guidance, 6 would be bedrooms with ADFs ranging from 0.8% to 0.9% which would not be significantly below the 1% target. There would be 14 living rooms with ADFs ranging from 0.8% to 1.4%, and an open plan living/kitchen/diner (LKD) with an ADF of 1.5% against a target of 2%. These rooms would be at 1st to 5th floor levels and whilst the daylight levels to these rooms are noted, overall there would be a very high level of compliance across the development.
219. Since the assessment was undertaken a new planning application has been submitted for Burgess Business Park (reference: 21/AP/1342) which the testing

undertaken does not reflect. The applicant's daylight and sunlight consultant has advised that the latest plans for this neighbouring site mean that the results along Parkhouse Street would change slightly by between 0.1 and 0.2% ADF, with some improving and some being slightly worse. However, with the exception of two bedrooms, all of the rooms along the Parkhouse Street frontage would continue to exceed the BRE guidance for ADF in any event. The two bedrooms would be at second floor level and their ADFs would likely reduce from 0.9% to 0.8% with the latest Burgess Business Park plans taken into account, which would not be significant.

220. Sunlight – 78% of the rooms tested would comply with the BRE guidance in relation to annual sun, and 84% for winter sun which represents a high level of compliance. There would be 14 living rooms which would not comply with the guidance, and they would predominantly face the yard or 21-23 Parkhouse Street; the sunlight levels that these rooms would receive are set out below.
221. At first floor level one living room would receive 38% of the annual sun (against a target of 25%) but would receive no winter sun (against a target of 5%), and the other would receive 8% of the annual sunlight hours and no winter sun. At second floor level one living room would receive 46% of the annual sun but only 4% of winter sun, but given the high level of annual sun and because the winter sun would only be just below the BRE recommendation, this room would likely still receive good levels of sunlight. The same applies for another living room at this level which would receive 24% annual sun and 5% winter sun, only just below the annual sun recommendation. There would be three other living rooms at this level which would receive annual sunlight ranging from 9-13% and winter sun ranging from 1-3%. At third floor level three living rooms would receive annual sun ranging from 9-19% and winter sun of 1%, 5% and 6%, and at fourth floor level three living rooms would receive annual sun ranging from 9-22%, although only one of the rooms would not comply in relation to winter sun, receiving 1%. At 5th floor level one living room would receive annual sun of 22% and winter sun of 2%. Whilst these areas of non-compliance with the guidance are noted, the overall compliance rate would be very high and the accommodation overall is considered to be of exemplary standard.
222. The applicant has advised that the latest plans for Burgess Business Park would result in only marginal changes to the reported APSH for the proposed flats, and that all of the living spaces facing Parkhouse Street would continue to exceed the BRE recommendation in any event.
223. Privacy - The Council's Residential Design Standards SPD recommends a minimum of 21m between the rear elevation of properties, and a 12m separation distance between properties which face one another, including across a highway.
224. The minimum north-south separation distance across the yard would be 16.3m which would not meet the SPD guidance, although the opposing windows would be off-set from each other to avoid any direct views into the neighbouring flats. There would also be close relationships between units at the inward-facing corners of the building owing to its C-shaped plan form, but the windows have been carefully positioned to avoid any significant overlooking. The floor layouts show that it would predominantly be bedrooms overlooking the yard,

with the principal living spaces facing Parkhouse Street, the green link and Burgess Park. A condition has been included in the draft recommendation for screening to the first floor access deck to the commercial space to protect the privacy of the closest flats.

225. View of yard within the site



226. Amenity space and childrens' playspace – Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential developments. The standards for flats are set out in the table below together with details of the proposed provision within the development. Policy D6 of the London Plan requires private outdoor amenity space to have a minimum depth and width of 1.5m, and this requirement would be met. Policy P2 of the draft NSP requires family homes in apartment blocks to have direct access to outdoor amenity space and allow for oversight of children outside.

227.

| Type of space | Policy requirement (sqm) | Proposed (sqm) | Difference (sqm) |
|-------------------------|--|---|----------------------|
| Child play space | 486 comprising: 0-4 = 202 5-11 = 160 12-15 = 81 16-17 = 43 | 486 comprising 0-4 = 202 5-11 = 160 12-15 = 81 16-17 = 43 All to be provided at ground floor level | 0 – policy compliant |

| | | | |
|-------------------------------|--|---|--|
| Private amenity space | 10 sqm per unit – any shortfall in 1 and 2 bed units to be added to the communal provision | <p><u>Block A</u> Between 5.6 and 10 per unit</p> <p><u>Blocks B1 and B2</u> Between 5 and 10 per unit</p> <p>All 3-bed units achieving 10sqm</p> | <p>0 – policy compliant. 30.8sqm private amenity space shortfall made up for in the communal provision</p> <p>0 – policy compliant. 216.8sqm private amenity space shortfall made up for in the communal provision</p> |
| Communal amenity space | <p>50 per development + any shortfall of private amenity space (50sqm communal provision generally applied per block rather than per development)</p> <p><u>Block A</u> 80.8sqm (50 sqm + 30.8sqm shortfall in private amenity space)</p> <p><u>Blocks B1 and B2</u> 316.8sqm (100 sqm + 216.8 sqm shortfall of private amenity space)</p> | <p><u>Block A</u> 224.6sqm</p> <p>Terrace facing Parkhouse Street</p> <p><u>Blocks B1 and B2</u> 328sqm</p> <p>Terrace facing Burgess Park</p> | <p>+ 143.8sqm - policy compliant</p> <p>+11sqm - policy compliant</p> |

228. As set out above all of the units would have access to private amenity space and all of the 3-bed units would have access to 10sqm of private amenity space. The balcony sizes would comply with the minimum dimensions set out in the London Plan, and the shortfall in private amenity space would be more than compensated for in the communal provision.

229. Playspace for the proposed development has been calculated in accordance with the GLA's Play and informal recreation SPG. Following amendments to

the plans all of the playspace requirements for the development would be met on-site, at ground floor level as shown on the image below. This would comply with policy P14 of the draft NSP which requires playspace to be located at ground level or low level podiums. The 0-5 playspace would be located in the green link next to Parkhouse Street, therefore details of the means of enclosing this space should be secured by way of condition, together with details of the play equipment to be installed. A further condition is recommended to ensure that both communal terraces are available to all residents living in the development, regardless of the tenure of flat which they live in.

230.



231. Overshadowing of amenity space – The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours sunlight over half of its area on the 21st March. Overshadowing has been tested on the same basis as ADF and APSH in relation to the proposed developments on neighbouring sites.
232. The 160sqm playspace and roof terrace would comply with the BRE guidance in relation to sun on the ground. In the 124sqm play area none of the space would receive 2 hours of sun on the ground and for the 202sqm playspace only 19% of the space would receive 2 hours of sun on the ground. Whilst this is noted, the provision of ground level playspace is considered to be a considerable improvement over the roof level play which was initially proposed as it would be available for the local community to use as it would sit within the public realm. On 21st June almost all of the spaces would receive at least 2

hours of sun on the ground (98.4%, 99% and 100%) when the spaces are likely to be used the most.

233. Secured by Design - The application has been reviewed by the Metropolitan Police and whilst some concerns have been raised regarding the yard, the advice received is that the development is capable of achieving Secure by Design certification which should be secured by condition. The relevant condition has been included in the draft recommendation.
234. Overall the proposal is considered to provide an exemplary standard of residential accommodation, with 22% of the units exceeding the minimum standards by 10% or more. There would be acceptable levels of privacy to the units, with a very high proportion of dual or triple aspect units and a high level of compliance with daylight and sunlight standards. All of the units would access to private amenity space, and good-sized communal terraces would be provided. All of the development's playspace would be met on site and the external play areas would need to incorporate wildlife sensitive lighting.

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

235. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for development where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight. A number of concerns have been raised by neighbouring residents including loss of light, loss of privacy and noise and disturbance.
236. Impact of the proposed uses – As set out earlier in the report B1 uses can sit comfortably alongside residential uses. Agent of change principles have been taken into account to ensure that there would be no adverse impacts upon neighbouring industrial uses, and this would be reinforced through conditions. As such it is considered that the proposed employment and residential uses would not result in any loss of amenity to neighbouring occupiers.

Impact of the proposed building

237. The buildings immediately surrounding the site are industrial buildings which are subject to planning applications for redevelopment. The only very close residential buildings are four flats at 37 and 39 Parkhouse Street, although these also form part of the neighbouring redevelopment proposals. The primary assessment has therefore been of the mutual impact of this proposed development on the redevelopment proposals being brought forward on the adjoining sites as shown on the plan below. It must be noted however, that the applications at 35-39 Parkhouse Street and Burgess Business Park are still under consideration and may therefore be subject to change. The daylight and sunlight impacts upon the existing flats at 37 and 39 Parkhouse Street have been considered and these are the only existing residential properties close

enough to the site to require testing under the criteria set out in the BRE guidance.

238. The following paragraphs set out the impact of the proposed development upon the adjoining sites. With regard to privacy and overlooking, as stated earlier in the report the Council's Residential Design Standards SPD recommends a minimum of 21m between the rear elevations of properties and 12m between properties which face one another, including across a highway.
239. Daylight and sunlight testing has been undertaken based on the BRE guidance 'Site layout planning for daylight and sunlight' (second edition). The report is based on the original plans for the application including taller buildings along Parkhouse Street and different massing facing Burgess Park. The results set out below therefore represent a worst-case scenario because the development has been made smaller and would therefore have lesser impacts.
240. A number of the residential units within the proposed developments at 21-23 and 35-39 Parkhouse Street would effectively 'borrow' light from the application site by having habitable room windows facing towards it. When considering the impact the proposed development would have on these windows compared to the existing low rise industrial building on the site, the testing shows that there would be less light received. However, as these proposed developments have not yet been built and there is nobody living there to experience these reductions, the report advises that the acceptability of the **retained** levels of light should be considered, i.e. the levels of light that would be achieved in each proposed scheme when the area is redeveloped, with regard to the emerging context of relatively low-rise industrial buildings being replaced with taller, mixed use buildings.
241. Where an existing or planned neighbouring building has windows which are unusually close to the site boundary, as is the case for the proposed developments at 21-23 and 35-39 Parkhouse Street, the BRE guidance advises that the VSC and APSH targets for those neighbouring windows could be set to those for a 'mirror image' building of the same height and size, an equal distance away on the other side of the boundary. Information on this approach is provided in Appendix F of the BRE guidance. A mirror image test in the cumulative scenario (i.e. with the proposed neighbouring developments in place) has therefore been undertaken to establish whether the retained levels of light arising from the proposed development would be better or worse than those arising from a mirror image scheme. The proposed developments on the neighbouring sites have been mirrored onto the application site and testing undertaken on this basis.
242. The following tests have been undertaken:

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

243. No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution.
244. Sunlight - Annual Probable Sunlight Hours (APSH). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

Overshadowing – the BRE test is set out above in relation to quality of accommodation.

245. 21-23 Parkhouse Street – This site contains a vacant warehouse building and as such would not experience any overlooking or privacy issues from the proposed development. It is subject to a redevelopment proposal under planning application reference 19/AP/0469 for employment and residential space which the Planning Committee recently resolved to approve. It would be in the form of two blocks, with commercial space in the block fronting Parkhouse Street and ground floor commercial and upper floor residential units in the block at the rear.
246. There would be a minimum separation distance of 12.4m between residential windows in the proposed development and windows in the side elevation of the proposed development at 21-23 Parkhouse Street; this would increase to 15.5m towards the rear of the site. The windows would face each other across the green link which would be a public amenity space and the separation distances would exceed the 12m separation distance required where properties face each other across a highway. As such this relationship is considered to be acceptable, and it is noted that this proposal would sit well back from its western boundary in order to create the green link.

Relationship with proposed development at 21-23 Parkhouse Street



247. With regard to daylight, a total of 126 windows serving 54 rooms have been tested. For VSC, 74 of these (59%) would comply with the BRE guidance, by having VSCs which would match or exceed those arising from a mirror image scheme. Of the 30 rooms they would serve, 18 would also comply in relation to NSL and the remaining 12 would experience NSL reductions of less than 20% meaning that the difference is unlikely to be noticeable. For the remaining 52 windows, 50 of them would receive levels of light which would be 20% lower than in a mirror image scheme, therefore there would be no material difference between the two scenarios. The remaining two windows which would serve two open plan living/kitchen/diners would have VSCs of 25.1% and 22.8% lower than those arising from a mirror image scheme. These would not be significantly beyond the 20% reduction which means that it would not be particularly noticeable. It is also noted that these rooms are each served by three additional windows which would be BRE compliant and they would retain 99.9% of their NSL. As such the impact upon these rooms is considered to be acceptable.

248. For sunlight, 18 rooms within the proposed development have been tested. For 13 of these there would be no difference between a mirror image scheme and the proposed development therefore they would comply with the BRE guidance. Of the remaining 5, they would experience reductions in annual sun of less than 20% which would not be noticeable, and there would be no

changes to winter sun. Overall it is therefore considered that the daylight and sunlight impacts upon this neighbouring proposed development would be acceptable.

249. With regard to overshadowing, the communal amenity space for this neighbouring proposed development would be located at 7th floor level on the western side of block B. Any overshadowing to this space would predominantly arise from its own building rather than the building proposed on the application site.
250. 35-39 Parkhouse Street (existing situation) – This site currently contains a warehouse building and 37 and 39 Parkhouse Street which is a pair of 1950s semi-detached properties which have been subdivided to form four self-contained flats. The warehouse building would not be affected by overlooking, and the separation distances to number 37 and proposed window positions are such that no loss of privacy would occur. There would be no windows in the east elevation of the proposed building facing towards this neighbouring property, and windows in the south-facing elevation overlooking the yard would have only oblique views towards number 37 with a separation distance of approximately 28m. The 6th floor roof terrace to block A would be approximately 17m from the side elevation of number 37, and it would be so much higher up than this neighbouring building that no loss of privacy would occur.
251. With regard to daylight and sunlight, the report tests the impacts upon the existing flats at numbers 37 and 39. Of the 32 windows tested within these properties, 30 would comply with the BRE guidance in relation to VSC and the rooms they serve would comply in relation to NSL. Two windows (uses unknown) serving two different flats would not comply with the guidance; one would experience a 53.7% VSC reduction, although the room is served by two other windows which would not experience any VSC reductions and there would be no change to the NSL. As such the overall impact upon the room is considered to be acceptable. The other window would experience a 24.5% VSC reduction and although there are no other windows to this room, the reduction would not significantly exceed the 20% recommended in the BRE guidance and there would be no change to the NSL. This same window would experience a 21.4% reduction in APSH which would not significantly exceed the recommended 20%; it would receive 22% of the APSH against a target of 25% and there would be no change to its winter sun. Overall the impact upon these two windows is considered to be acceptable.
252. In the cumulative scenario with the proposed developments on the neighbouring sites included there would be no noticeable, additional impacts to the windows in 37-39 Parkhouse Street arising from the proposed development. Any impacts to the south-facing windows in number 37-39 would arise from the Burgess Business Park proposal, and they would need to be assessed as part of the planning application for that site.
253. With regard to overshadowing, there are two front gardens to 37 and 39 Parkhouse Street and the applicant's daylight and sunlight consultant has confirmed that the impact of the proposed development would comply with the BRE guidance. There do not appear to be any gardens at the rear, only a small

courtyard area which is shaded by the buildings themselves owing to its location between the two projecting wings of the buildings.

254. 35-39 Parkhouse Street (potential future situation). As stated earlier in the report 35-39 Parkhouse Street is subject to a planning application for redevelopment to provide employment space and residential uses (reference: 19/AP/2011). With regard to privacy, there would be a separation distance of between 20m-30m between the east-facing flats within the proposed development and the site boundary, which would be sufficient to ensure an acceptable level of privacy with the neighbouring site. The windows looking north / south across the yard would only have oblique views towards this neighbouring site and overall given the separation distance and general relationship between the two proposed developments it is not considered that this proposal would compromise the quality of the residential accommodation being proposed on the adjoining site.

Relationship with proposed development at 35-39 Parkhouse Street (which is being amended)



255. With regard to daylight, a total of 206 windows serving 127 rooms have been tested. Of these windows, 164 (80%) would comply with the BRE guidance by having retained VSC values equal to or higher than that of a mirror image scheme. Of the 96 rooms they serve, 92 would comply with the guidance in relation to NSL. Three of the remaining rooms would experience NSL reductions of less than 20% compared to a mirror image scheme, meaning that the difference is unlikely to be noticeable. The fourth room which would serve a living area to a studio flat would experience a 67% reduction in NSL, although in a mirror image scheme it would already have a low NSL result resulting in a disproportionately high percentage reduction. The absolute reduction between the two scenarios would be 21.5% which is unlikely to be noticeable.

256. For the remaining 42 windows, 37 would experience VSC reductions of no more than 20% compared to a mirror image scheme which would not be noticeable. Of the 31 rooms they serve, 24 would also have NSL reductions no greater than 20% therefore there would be no noticeable difference between a mirror image scheme and the proposed development. Of the remaining seven rooms, three would be bedrooms and four would be living spaces and they would experience NSL reductions ranging from 21.2% to 65.7%. These would be located at levels one to four of the neighbouring development and also would not comply with the NSL guidance under a mirror image scenario. The final five remaining windows would experience VSC reductions ranging from 28% to 100%. It should be noted however, that where relative reductions are above 20% this is due to their initial VSC levels being very low (ranging from 0.1% to 5.5% VSC), for which small absolute reductions generate disproportionate relative alterations, although the change would effectively not be noticeable. For example, one window to a lounge would experience a 100% VSC loss, where the VSC in the mirror image scenario is only 0.1% VSC to begin with. As such the very small non-material 0.1% absolute loss generates a disproportionate 100% relative loss. Three of the five rooms they serve would comply in relation to NSL and the other two would only marginally transgress the guidance, with reductions of less than 20%. On balance, the impacts upon these rooms are considered to be acceptable.
257. With regard to sunlight, of the 41 rooms tested 28 (68%) would comply with the BRE guidance in relation to annual and winter sun meaning that their sunlight levels would be equal to or greater than those arising from a mirror image scheme. For the remaining 13 rooms they would experience reductions in annual and winter sun of 20% compared to a mirror image scheme, which would not be noticeable.
258. Owing to the location of some of the amenity space for this neighbouring proposed development, overshadowing tests have been undertaken in the mirror image vs cumulative scenario. On 21st March there would be no difference in sunlight to the proposed amenity space between a mirror image scheme and the proposed development which would comply with the BRE guidance.
259. Burgess Business Park – This site is currently in industrial use and as such would not experience any loss of privacy from the proposed development. The latest plans for this neighbouring site show that there would be a 16.4m separation distance between residential units in the two proposed developments facing across Parkhouse Street which would exceed the 12m set out in the Residential Design Standards SPD where properties face each other across a street.

Relationship with the proposed development at Burgess Business Park (the planning application for which is under consideration)



260. The daylight and sunlight report considers the impact of the proposed development on three blocks within the refused / appeal scheme, and with the other proposed neighbouring developments in place as set out below.
261. Block D – In the refused / appeal scheme this block was located broadly opposite 13 Parkhouse Street. Of the 60 windows tested, 57 (90%) would comply with the BRE guidance for VSC. These windows would serve 33 rooms, 29 of which would also comply in relation to NSL. Three bedroom windows would not comply with the guidance with VSC losses of up to 30.9%, although this would not be significantly beyond the 20% recommendation. Five rooms would experience NSL reductions ranging from 23.5% to 41.0%.
262. Block F – In the refused / appeal scheme this block sat opposite the south-western corner of the site. Of the 99 windows tested, 75 would comply with the BRE guidance in relation to VSC (76%). These windows would serve 54 rooms, 52 of which would comply in relation to NSL. Of the windows which would not comply in relation to VSC, 5 were bedrooms and 16 served a total of eight living spaces and the VSC reductions would range from 20.5% to 58.7%. Whilst this is noted, all of these rooms would comply in relation to NSL and overall the impacts are considered to be acceptable. Two rooms would not comply in relation to NSL, although the reductions of 20.2% and 26.4% would not significantly transgress the BRE guidance.
263. Block G – Of the 100 windows tested, 75 would comply with the BRE guidance in relation to VSC (75%). They would serve 67 rooms, all of which would also

comply in relation to NSL. Of the 25 windows which would not comply with the guidance on VSC, 20 would serve 15 bedrooms and 5 would serve 5 living areas and they would experience VSC reductions ranging from 20.8% to 85.7%. There would be 9 rooms which would not comply in relation to NSL alone, with reductions ranging from 26.2% to 67.3%. The impacts to this block would therefore be significant.

264. All of the rooms tested for APSH would comply with the BRE guidance.
265. As noted earlier in the report, a new planning application has been submitted for the Burgess Business Park site. The applicant's daylight and sunlight consultant has advised that with the latest plans in place for this neighbouring site, there would only be marginal differences to the figures reported above. Since the testing was undertaken, the proposals for the application site have been made smaller, as have the nearest blocks within the new Burgess Business Park application therefore the results represent a worst-case scenario. Moreover, the developments would be of a similar height fronting Parkhouse Street and the ADF results for the application site show that good levels of daylight to the new flats would be achieved even with the Burgess Business Park scheme in place. Similarly therefore, there should also be good levels of daylight to the closest units in the proposed Burgess Business Park development.
266. Lighting statement – The application is accompanied by a Lighting Statement which advises that external lighting for the proposed development would comprise a mix of wall mounted fittings attached to the building (at 4m above ground level), low level bollards (1m high) and feature lighting in the form of up-lighters to highlight features such as trees and in the roof terraces. The Lighting Statement concludes that there would be minimal light spillage (1 lux) to the site boundary which would not result in any adverse amenity impacts.
267. The Lighting Statement has been reviewed by the Council's Environmental Protection Team (EPT) and Ecology Officer, and cumulative lighting impacts taking into account the proposed developments on the neighbouring sites have been considered in the independent ecological assessment commissioned by the Council. EPT has recommended a condition requiring the lighting strategy to comply with the Institute of Lighting Professionals Guidance Note to ensure there would be no light pollution to the new neighbouring buildings, and the ecology reports recommend a wildlife sensitive lighting strategy and a condition to secure both of these requirements has been included in the draft recommendation. Subject to this, no adverse impacts are anticipated.
268. Overall, for the reasons set out above it is considered that the proposed development would not result in any significant loss of amenity to neighbouring properties or compromise the continued use of the neighbouring industrial units. It is also concluded that there would be no significant adverse impacts upon the quality of residential accommodation which is proposed on some of the neighbouring sites. The applicants have collaborated, facilitated by the LDS, to ensure that each development site should be capable of providing a high standard of residential accommodation, and no objections have been received from the developers for the neighbouring sites.

Transport

269. The transport policies of the 2021 London Plan are set out in chapter 10 and seek to ensure sustainable modes of travel, with more journeys made by walking and cycling and the delivery of healthy streets. Policy T4 requires the transport impacts of proposals to be assessed and mitigated, and cycle and car parking requirements are set out in policies T5, T6, T6.1 and T6.5. Policy T7 relates to deliveries, servicing and construction and requires development proposals to facilitate safe, clean, and efficient deliveries and servicing. At borough level, strategic policy 2 of the Core Strategy 'Sustainable transport' advises that the Council will encourage walking, cycling and the use of public transport rather than travel by car. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes, and saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; saved policy 5.3 requires that the needs of pedestrians and cyclists to be considered and saved policy 5.6 establishes maximum parking standards. A Transport Assessment (TA) has been submitted in support of the proposal based on the healthy streets approach set out in the London Plan.
270. The site has a Public Transport Accessibility Level (PTAL) of 2 (low), although the applicant considers that a PTAL score of 4 (medium) would be more appropriate because the site is approximately an eight minute walk from bus routes along Camberwell Road to the south-west. Parkhouse Street is a single carriageway road which operates as a one-way street from Wells Way to the east linking with Southampton Way to the west. It is located in a Controlled Parking Zone (CPZ) which operates Monday to Friday 8.30am to 6.30pm and there is currently a vehicular access into the site which is wide enough to accommodate two vehicles passing each other. The nearest bus stop is approximately 150m from the site on Wells Way which is served by the 136 and 343 bus routes. There are approximately four on-street pay and display spaces immediately outside the site on Parkhouse Street (maximum stay 2 hours).
271. Concerns have been raised by neighbouring residents that there is poor public transport in the area and busses are overcrowded, lack of cycle parking and lack of space for a cycle hire scheme. Representations received in support of the proposal include that the site is well served by public transport.
272. Healthy streets assessment – Policy T2 of the London Plan requires development proposals to demonstrate how they would deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance, how they would reduce the dominance of vehicles on London's streets whether stationary or moving, and how they would be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.
273. The table below is based on a similar table within the applicant's TA, with references to an access into Burgess Park omitted, as this does not form part of the proposals.
274. Healthy streets criteria

| Indicator | Response to indicator |
|---|---|
| Pedestrians from all walks of life | The pavement outside the site on Parkhouse Street would be widened and a new green link would be created, which would contain playspace and landscaping which the local community could use. |
| Easy to cross | Provision of tactile paving and dropped kerbs at crossing locations. |
| People choose to walk, cycle and use public transport | The proposal would improve the pedestrian environment along Parkhouse Street and would provide attractive landscaping. Cycle parking would be provided in accordance with the London Plan and draft NSP standards. |
| Places to stop and rest | Seating areas could be incorporated into the landscaping and play areas around the site which would be publically accessible |
| Clean air | The only parking which would be provided would be four accessible parking spaces. Future occupiers would be prevented from obtaining parking permits which would encourage alternative modes of travel. |
| Shade and shelter | The yard and walkway to the west of the site will provide landscaping to create shade and shelter. |
| People feel safe | Active frontages and sensitively-lit routes would ensure that natural surveillance occurs. |
| People feel relaxed | The proposal would deliver a wider pavement with street trees outside the site, and active uses fronting the street. |
| Not too noisy | Low vehicle use would ensure that noise is kept to a minimum. The commercial units would be designed to ensure that no unacceptable noise outbreak would occur. |
| Things to see and do | Burgess Park is located to the north of the site which provides a lake, sports facilities, |

| | |
|--|------------------------------|
| | tennis courts and BMX track. |
|--|------------------------------|

275. The existing pavement outside the site measures a minimum of 1.3m wide whereas 2.4m wide is generally expected. The proposed building would be set back 4-6m from the kerb line to create a wider pavement including a minimum clear footway of 2.4m and new street trees. The green link would be an attractive addition to the streetscene which would provide a place for people to stop, rest and use the play facilities.
276. Access and servicing – Pedestrian access into the employment space would be from Parkhouse Street, from the yard, and from the west elevation facing the green link. The residential units could be accessed from the northern and western elevations of the building and also from the yard, with a dedicated, covered pathway provided to avoid conflict with servicing vehicles.
277. There would be a vehicular access into the site from Parkhouse Street, leading to the yard which is where servicing would take place. Visibility splay diagrams of the access have been submitted and found to be acceptable by the Council's Highways Development Management Team; it is recommended that the visibility splays be secured by condition. Tracking diagrams show that a fire engine and a 10.755m long refuse truck could enter and exit the site in a forward gear, although the Council's Waste Management Team has requested that refuse be collected from Parkhouse Street. A managed solution is therefore proposed, where a management company would move the bins to a temporary holding area on collection days. The refuse stores would be of an acceptable size, and a condition for a refuse management strategy and provision of the bin stores prior to occupation has been included in the draft recommendation. There would be a gate across the access into the yard, and a condition is recommended requiring details of how this would work, including whether it would be open throughout the day or whether it would automatically open for servicing vehicles.
278. A Framework Delivery and Servicing Management Plan is incorporated in the TA, although it is not sufficiently detailed given that the end users of the employment space is not known. A condition for a detailed servicing management plan has been included in the draft recommendation, which includes limiting servicing hours to 8am to 8pm Monday to Saturday. This would provide a broad timeframe for deliveries to occur, but would also protect the amenities of future residential occupiers.
279. Trip generation – A survey undertaken when the site was in use as a vehicle testing depot revealed that it generated 10 and 7 two-way vehicle movement in the morning and evening peaks respectively. Whilst it is noted that the site is now in B8 use, this has only been granted on a temporary basis. The applicant's amended TA estimates that the proposed development would generate one vehicle trip in the morning peak and two in the evening peak, less than the former use as a vehicle testing depot with all of these from people being dropped off/picked up. However, officers estimate that the development could generate 24 and 26 net additional two-way vehicle trips in the morning and evening peak hours respectively compared to the vehicle testing depot use. It is also estimated that the proposal would result in 28 two-way service vehicle

movements per day, most of which would be by transit vans. However, it is not considered that this would have any noticeable adverse effects on the surrounding roads, including when the proposals on the neighbouring sites are considered. Moreover the applicant has proposed some travel plan measures including car club membership, travel packs and cycling/public transport promotional materials which should help to reduce vehicle trips to and from the site.

280. Public transport trips –The TA predicts that during the morning peak the proposal could generate 13 underground / rail trips and 27 in the evening peak which would have a negligible impact upon the existing capacity. On the buses there could be 29 additional trips during the morning peak and 49 during the evening peak. TfL has advised that transport contributions should be sought for the development and other developments coming forward in the PIL, which should be pooled in order to provide transport improvements in the area. To this end a contribution of £99,091 towards bus improvements would be secured through the s106 agreement.
281. Cycle parking – The London Plan requires a total of 209 cycle parking spaces to serve the development, including long and short-stay spaces, and the draft NSP requires a total of 199 spaces. The proposed development would provide 209 long-stay and 4 short-stay spaces for the residential units including 22 Sheffield stands (10%) and 5 cargo bike spaces within three separate cycle stores which would be conveniently located relative to the cores. For the commercial space there would be 8 long-stay and 2 short-stay cycle parking spaces including a cargo bike space located in a separate store fronting Parkhouse Street; the applicant has confirmed that the cycle parking would comply with the London Cycle Design Standards. A condition to secure the cycle parking together with a condition for details of changing and showering facilities for the commercial space to be submitted for approval has been included in the draft recommendation.
282. The TfL cycle hire scheme does not currently extend into the area, although TfL are seeking to expand it and a contribution of £33k towards this would be secured through the s106 agreement. This would be in accordance with policy P52 of the draft NSP. If the scheme is extended into the area prior to the occupation of the development the s106 agreement would also secure 2 years free cycle hire business accounts for commercial occupiers and 2 years free cycle hire membership per household for the residential units.
283. Car parking –With the exception of four wheelchair accessible parking spaces which are considered below, the development would be car-free. As the site is located in a controlled parking zone (CPZ), a planning obligation preventing future occupiers of the development from being able to obtain parking permits is recommended. Four on-street pay and display parking spaces outside the site would need to be repositioned, and an amendment to the Traffic Management Order would be required to secure this, which would be secured through the s106 agreement.
284. Policy P53 of the draft NSP 'Car parking' requires developments to provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development, to a car club if a car club bay is located within

- 850m of the development; and / or contribute towards the provision of new car club bays proportionate to the size and scale of the development if it creates 80 units or more.
285. There is a car club bay on Sam King Walk which is approximately 180m to the west of the site therefore a planning obligation is required to secure car club membership in accordance with the above policy. The Council's Transport Policy Team has not requested that a car club space be delivered in this instance, as there may be better locations for one within the wider Parkhouse Street area.
286. Accessible car parking – Policy T6.1 'Residential parking' of the 2021 London Plan requires 10% accessible car parking spaces, with 3% to be provided from the outset and details of how the remaining 7% could be provided to be set out in a Parking Design and Management Plan. Policy P54 of the draft NSP requires accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit.
287. Four wheelchair accessible parking spaces would be provided in the yard, three of which would be for the wheelchair accessible residential units and one for the commercial space. This level of provision would equate to 2.75% wheelchair accessible parking from the outset, which would be only just below the London Plan requirement. A condition requiring a Parking Design and Management Plan has been included in the draft recommendation which would need to provide details of the remaining 7%, some of which could be provided on-street which would be permissible under the London Plan. The four parking spaces would be fitted with electric vehicle charging points which would also be secured by way of condition, including a requirement for the charging points to be active and ready for use from the outset.
288. Travel plan – A draft Travel Plan has been submitted which sets out measures which would be implemented to encourage sustainable modes of travel by residents living at the site. This includes the appointment of a travel plan co-ordinator, the provision of car club membership, travel packs and cycling/public transport promotional materials. The draft travel plan sets targets for increasing sustainable modes of travel which would be monitored for progress, and these measures would be secured through conditions and s106 obligations.
289. To conclude in relation to transport impacts, the site layout and servicing arrangements are considered to be acceptable. Although there would be a higher level of trip generation than the previous use at the site, no adverse impacts are anticipated. The cycle parking arrangements would be acceptable, and planning obligations would secure contributions towards various transport measures including improvements to bus facilities, the cycle hire scheme, and the provision of car club membership. Overall the transport impacts of the proposed development are considered to be acceptable.

Air quality

290. The site sits within an air quality management area. Policy SI 1 of the London Plan 'Improving Air Quality' seeks to minimise the impact of development on air quality, and sets a number of requirements including minimising exposure to

existing poor air quality, reducing emissions from the demolition and construction of buildings, being at least 'air quality neutral', and not leading to a deterioration in air quality.

291. An air quality assessment has been submitted with the application which assesses the impact of the proposed development on air quality during the construction and operation of the development. It advises that the main construction impact relates to dust and that measures would need to be put in place to minimise this. The assessment concludes that future users of the site are unlikely to be exposed to poor air quality.
292. The GLA in its stage 1 report has raised concerns regarding the lack of an air quality neutral assessment, and this has subsequently been provided. It advises that air quality neutral would be achieved, although the Council considers that the proposal would result in a higher level of vehicle trips than those upon which the air quality neutral assessment is predicated. A condition has been included in the draft recommendation which includes a requirement for a local air quality assessment to be undertaken should there be more than 25 heavy goods construction vehicles per day on average, as requested by the GLA. The GLA has also requested a condition requiring compliance with the Non-Road Mobile Machinery (NRMM) Low Emission Zone for London in accordance with policy SI 1 (D) of the London Plan which requires the use of low emission construction equipment within development sites.
293. The applicant has submitted a ventilation strategy which details how the commercial units would be mechanically ventilated, with ventilation louvres in the building façades for all general extract ventilation and fresh air intake air requirements, and they would have openable windows for natural ventilation. The residential units would also be mechanically ventilated, but would also have openable windows for purge ventilation.

Ground conditions and contamination

294. Policy E7 of the London Plan requires consideration to be given to mitigating the potential for contamination on sites where residential uses are proposed alongside industrial uses.
295. A phase 2 Environmental Risk Assessment report has been submitted which provides details of soil testing which has been undertaken at the site; no monitoring of ground gasses has been undertaken as yet. The report identifies a potential high risk to future site users, construction workers and services and structures from contamination, and a medium-low risk to controlled waters, adjacent land users and ecosystems without remediation/mitigation. The report therefore recommends that further testing be undertaken and a number of mitigation measures implemented.
296. The report has been reviewed by the Council's Environmental Protection Team (EPT) which has recommended a condition requiring a further phase 2 report to be submitted for approval which must include testing for ground gasses, This has been included in the draft recommendation, with a requirement for measures to ensure that no contamination of the adjacent nature area would occur. The Environmental Risk Assessment report also recommends a pre-

demolition asbestos survey of the existing building and structures on the site a condition to secure this too has been included in the draft recommendation.

297. An Unexploded Ordnance (UXO) desk-study and risk assessment has also been undertaken which concludes that the site is at 'low risk' of UXO. The assessment sets out recommendations to reduce the risk from low to very low, including providing appropriate training for construction workers. An informative has been included in the draft recommendation requiring the development to be carried out in accordance with the recommendations in the risk assessment report.

Flood risk

298. Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy P67 of the draft NSP 'Reducing flood risk' states that development must not increase flood risk on or off site and sets out the requirements for achieving this. This includes that finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding.
299. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Paragraph 159 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In line with the NPPF, the Council has a Strategic Flood Risk Assessment which acknowledges that development within flood zone 3 is required, and is allowed with the application of the Exception Test set out the NPPF.
300. Paragraph 163 of the NPPF states that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The development would contain residential units from first floor level upwards which are classified as more vulnerable uses under the NPPF.
301. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
302. The site is located on previously developed land and there are strong sustainability reasons why it should be redeveloped. The development of

brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. The site is allocated for mixed-use development including housing in the draft NSP, and the proposed design is capable of providing good quality housing, with less vulnerable commercial space at ground and first floor level and no residential units below first floor level.

303. A site specific Flood Risk and Drainage Statement has been submitted, although the Environment Agency has not assessed it on the basis that their most recent flood modelling shows that the site is not at risk if there were to be a breach of the Thames River flood defences. In response to comments made by the GLA in its stage 1 report that surface water flooding had not been adequately addressed the document has been updated, and the GLA is satisfied that this issue has been adequately addressed. The document confirms that the finished floor level would be set 300mm above the existing site level.
304. With regard to drainage, policy SI 13 of the London Plan 'Sustainable drainage' states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Strategic policy 13 of the Core Strategy sets a target that major development should reduce surface water run-off by more than 50%. Both Thames Water and the Council's Flood Risk and Drainage Team have commented that greenfield rates would not be achieved at the development.
305. The applicant's Flood Risk and Drainage Statement advises that whilst the site has a medium to high groundwater flood risk based on available mapping, as there have been no historical groundwater flooding events and the groundwater is at least 5m below ground level, the risk of groundwater flooding can be considered as low. A number of Sustainable Urban Drainage (SUDs) measures are proposed, including rainwater harvesting, green roofs, permeable paving and an attenuation tank and a condition to secure these is recommended. The proposal would not achieve greenfield run-off rates in this instance, as the run-off rate is particularly low. A rate of 1.6l/s has been proposed, and the Council's Flood Risk and Drainage Team has advised that this is acceptable given the particularly low greenfield runoff rates and a condition for full drainage strategy details has been included in the draft recommendation.
306. Overall, following consultation with the Environment Agency and the Council's Flood Risk and Drainage Team it is considered that flood risk issues arising from the proposed development have been adequately addressed.

Sustainable development implications

307. Policy SI 2 'Minimising greenhouse gas emissions' of the 2021 London Plan sets out that development proposals should be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the Mayor's energy hierarchy. The energy hierarchy is as follows:
- Be lean – use less energy

- Be clean – supply energy efficiently;
- Be green – use renewable energy;
- Be seen – monitor, verify and report on energy performance

308. This policy requires major development to be zero carbon and to achieve an on-site reduction in carbon dioxide emissions of 35% beyond Building Regulations Part L 2013, including a 10% reduction through energy efficiency measures under the 'be lean' stage for residential uses and 15% for non-residential uses.
309. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided either through a payment in lieu contribution to the borough's carbon offset fund, or off-site provided an alternative proposal is identified and delivery is certain. The zero carbon requirement is repeated through policy P69 'Energy' of the draft NSP, although with the requirement for 100% on-site savings for residential units and a minimum of 40% on-site savings for non-residential uses. The NSP policy also includes the option for the zero carbon shortfall to be offset with a financial contribution or offsite provision to be secured where it has been demonstrated that achieving zero carbon on-site is not possible.
310. Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.
311. The applicant has submitted an Energy Assessment in support of the application. It details how the proposed energy strategy is based upon a Mechanically Ventilated Heat Recovery system (MVHR) whereby heat generated within the dwellings and commercial units from occupiers, appliances, cooking and washing activities is recycled and used to provide space heating and hot water to an extent that they would achieve 'heat autonomy' i.e. it would not be necessary to source additional heat from a site centralised system or a wider heat network. This would be facilitated through high levels of insulation and air tightness to the building fabric, a micro air source heat pump for each flat, and an air source and ground source heat pump for the commercial units to meet any top-up heat requirements and to provide underfloor heating and cooling. This is an innovative approach which is welcomed. The heat pumps would require electricity, some of which come from photovoltaic panels on the roof of the building, and the remainder from the grid which is why the proposal is not currently carbon zero. The National Grid is expecting to decarbonise the grid by 2035, meaning that after this time the development could be carbon zero.
312. Be lean (use less energy)
In accordance with London Plan policy SI-2, the energy strategy prioritises the 'Be lean' category of the energy hierarchy, with heat demand reduced to such an extent that there would be no demand for heat from a centralised system within the site or from off-site networks. Energy efficiency measures include:

Enhanced thermal insulation;
High performance windows;

Enhanced air tightness;
Energy efficient lighting; and
Mechanical ventilation heat recovery.

Measures under this category would result in a 31% reduction in carbon emissions, with 30% for the residential units and 39% for the commercial space which would exceed the 10% and 15% requirements set out in the London Plan.

Be clean – supply energy efficiently

313. The proposed development would not achieve any carbon savings under this category because it proposes individual heating systems to the flats and commercial units rather than a site-wide communal system, and the development would not be future-proofed to connect with any future district heating networks which may come online in the future. The GLA has raised concerns that this approach does not comply with the London Plan, and this is considered further below. The proposal would similarly not comply with policy P68 of the draft NSP which requires development to be designed to incorporate decentralised energy.

Be green – use renewable energy

314. The proposed development would use air source heat pumps for the residential units and ground and air source heat pumps for the commercial units to provide space heating and hot water. The heat pumps would require electricity, some of which would be generated through the provision of 378sqm of photovoltaic panels (PVs) on the roof of the building. These measures would result in a 41% reduction in carbon emissions.
315. Conclusion on energy strategy - The proposed energy strategy would achieve an on-site reduction in carbon emissions of 72% beyond the Building Regulations, significantly exceeding the 35% London Plan requirement. It would achieve a 30% reduction under the 'be lean' stage for residential uses and 39% for the non-residential uses, also exceeding the 10% and 15% requirements set out in the London Plan. Whilst it would not meet the draft NSP policy of 100% on-site savings, there is no scope to provide further PV on the building whilst also meeting the communal amenity space requirements.
316. Be seen – Policy SI 2 of the London Plan introduces new 'be seen' requirements to monitor, verify and report on energy performance. Clauses would be included in the s106 agreement to verify the actual carbon savings delivered by the development, with an upwards only adjustment to the carbon off-set green fund contribution if required.
317. The GLA in its Stage 1 report and various post-stage 1 correspondence has advised that it does not support the applicant's energy strategy because it proposes individual heating systems for the flats and commercial spaces and the London Plan requires communal heating systems, both communal within the site and with the ability to connect to a district heating network. The GLA refer to a number of London Plan policies including SI-3 'Energy infrastructure' which requires major development proposals within Heat Network Priority Areas (such as the site) to have a communal low-temperature heating system.

As noted above, policy P68 of the draft NSP similarly requires decentralised energy networks and communal systems.

318. In response the applicant has advised that the type of system proposed is widely used in Germany and Scandinavia, and has pointed to a number of benefits arising from the proposed strategy. This includes energy bills for future occupiers of the residential units and commercial space which are estimated to be 43% lower than providing a site-wide communal heating system and 38% lower than connecting to a district heating network (including service charge). In terms of carbon savings, the applicant has estimated that the proposal would deliver 23% additional carbon savings compared to a site-wide communal heating system and 40% additional carbon savings compared with connecting to a district heating network. The applicant has also advised the development would be carbon zero within 15 years of operation owing to the planned decarbonisation of the national grid.
319. The applicant has not proposed to future-proof for connection to a district heating network on the basis that the development would achieve heat autonomy and so would not need to rely on a district heating network, and to future-proof the development would require a substantial modification to its design. Whilst the GLA's concerns are noted, given the high level of on-site carbon savings, well in excess of the London Plan requirements, lower energy bills for occupiers and greater carbon savings than connection to a district heating network, it is recommended that the proposed energy strategy be accepted. Clauses within the s106 agreement under the 'be seen' part of the energy hierarchy would ensure that actual carbon savings delivered would be monitored and an additional off-set contribution secured if required.
320. In order to meet the carbon zero requirements a contribution of £88,920 towards the Council's Carbon off-set: Green fund would be required as follows:

Residential = 27.7 carbon tonnes shortfall x £95 x 30 (years) = £78,945
 Non-residential - 3.5 carbon tonnes shortfall x £95 x 30 (years) = £9,975
 Total = £88,920

Unregulated carbon emissions

321. Policy SI-2 of the London Plan now requires major development proposals to calculate and minimise carbon emissions from other part of the development which are not covered by the Building Regulations (unregulated emissions) such as from plant and equipment. The energy assessment identifies these as 'further savings' which would be delivered through measures such as high performance / low flow showers. Through these measures the on-site savings would increase to 83% which is welcomed.

Overheating

322. An over-heating risk assessment has been undertaken as set out in the energy assessment. During the design development adjustments were made to the design of the windows to ensure that there would be no risk of overheating. The development would be mechanically ventilated through the MVHR system

described above and the residential and commercial units would have openable windows.

Whole life-cycle carbon emissions

323. Part F of London Plan 2021 policy SI 2 states that development proposals referable to the Mayor should calculate whole life-cycle carbon (WLC) emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions. Whole life-cycle carbon emissions are the carbon emissions resulting from the construction and the use of a building over its entire life, including its demolition and disposal. For the purposes of the WLC assessments, the emissions are expressed in kg of CO₂ per sqm GIA of the development. An Embodied carbon / Life Cycle Analysis has been included in the energy assessment, although it is not particularly detailed. The GLA has requested a condition requiring a post-construction assessment to report on the development's actual Whole Life Carbon emissions and this has been included in the draft recommendation.
324. Circular economy – Policy SI7 of the London Plan 'Reducing waste and supporting the circular economy' seeks to achieve resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal. Applications which are referable to the GLA should promote circular economy outcomes and aim to be net zero-waste, and should be accompanied by a Circular Economy Statement.
325. A Circular Economy Statement (CES) has been submitted with the application, together with a Pre-Demolition Audit which provides details of which materials in the existing building could be re-used and recycled. A site waste management plan would be implemented which would include measures to minimise waste, and to sort, reuse and recycle demolition and construction waste. Measures would be employed during the construction of the development to use materials efficiently, with durable materials for the residential units and durable and adaptable materials for the commercial units. Storage for recyclable materials would be provided on-site during demolition and construction, and within the completed development. Targets for waste and recycling are provided in the CES and would be monitored through a data collection plan. The GLA has reviewed the CES and has requested more detailed information, including about operational waste and details of materials. This has been raised with the applicant and it is recommended that the additional details be secured by of a condition.

BREEAM

326. Strategic policy 13 of the Core Strategy 'High environmental standards' and P68 'Sustainability standards' of the draft NSP require the commercial space to achieve at least BREEAM 'excellent'. A BREAM pre-assessment has been submitted with the application which advises that the commercial space would be on course to achieve 'excellent' and a condition to secure this has been included in the draft recommendation. In accordance with policy SI 5 of the London Plan 'Water infrastructure' it would also achieve at least the BREEAM 'excellent' standard under the 'Wat 01' category which would also be secured

through the condition.

Water resources

327. Policy SI 5 also requires developments to incorporate measures such as smart metering and water saving measures to help to achieve lower water consumption rates. The development would incorporate measures including low flow fittings, water meters and leak detection measures. The GLA has requested that a condition limiting mains water consumption to 105 litres or less per person per day and this has been included in the draft recommendation.

Sustainability Assessment

328. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment. These issues have been considered in a number of the planning application documents including the energy assessment and planning statement, and the applicant has completed and submitted the Sustainability Assessment Checklist.
329. With regard to economic impacts, the proposed development would result in construction jobs and an increase in jobs within the completed development compared to both the existing and former uses on the site. The environmental impacts have been set out earlier in the report including an innovative energy strategy to deliver a high level of on-site carbon savings and new tree planting and landscaping. The provision of new housing including affordable housing and additional jobs at the site would result in positive social impacts
330. Overall the sustainable development implications of the proposed development are considered to be acceptable, subject to conditions and planning obligations as outlined above.

Wind Microclimate

331. Policy D8 of the London Plan 'Public realm' requires climatic conditions including wind microclimate to be taken into account in the design of new public realm. Both policies D9 of the London Plan and P16 of the NSP seek to ensure that tall buildings do not result in adverse wind conditions.
332. A Desktop Wind Microclimate study has been submitted which considers the likely wind conditions as a result of the proposed development. The study includes an assessment of the development in the context of its existing surrounds, and also in the context of its cumulative surrounds taking into account the proposed developments at 21-33, 35-39 Parkhouse Street (which are subject to pending planning applications) and the refused scheme at Burgess Business Park which was dismissed at appeal.
333. Under both scenarios the study concludes that there would be sufficient mitigating factors such as projecting balconies and new planting to ensure that no safety or distress issues are expected as a result of strong winds. The study notes that whilst it is possible that there is a risk of some slight comfort

exceedances against the Lawson Criteria, especially in the green link, it is also likely that the mitigating factors will be sufficient to ensure that these are suitable for their intended use, and wind conditions in the proposed roof terraces are expected to be suitable for their intended use. The proposed development is expected to have a negligible impact on wind conditions in Burgess Park.

334. The findings of the desktop study are noted, and a condition for a detailed assessment including wind tunnel testing and any necessary mitigation measures has been included in the draft recommendation, including a requirement to test the roof terraces within the proposed development. This would need to take into account the planning status of the proposed developments surrounding the site at the time, given that they do not currently have planning permission.

Fire safety

335. Policy D12 of the London Plan (Fire Safety) requires all development proposals to achieve the highest standards of fire safety. All development proposals must be accompanied by a fire statement, i.e. an independent fire strategy, produced by a third party, suitably qualified assessor.
336. A Fire Safety Strategy has been submitted which has been prepared by suitably qualified fire engineers at H&H Fire. The strategy advises that measures such as a high level of compartmentalisation to prevent fires from spreading, fire fighter stairs and an evacuation lift in each core, ventilation systems to control smoke in common corridors, smoke shafts, fire alarms and sprinklers would be provided within the proposed development. Fire engines would be able to enter and exit the site in a forward gear.
337. The GLA in its stage 1 report has requested further information in relation to construction methods, materials, and details of how future modifications would ensure that fire safety is taken into account and not compromised. In response the applicant has advised that these details would need to be agreed as part of the Building Regulations process, and that materials for the external walls would comply with the relevant British or European standard and also would require Building Regulations approval. Overall it is considered that the submitted statement is acceptable, and should be secured by way of a condition. Detailed fire safety matters would be considered under the Building Regulations at the next stage of the design.

Digital Connectivity

338. London Plan Policy S16 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas; and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably

located mobile digital infrastructure. This is repeated through policy P43 of the draft NSP 'Broadband and digital infrastructure'.

339. In order to address this requirement a condition is recommended to ensure that the appropriate ducting for future connection to the full fibre infrastructure would be installed within the proposed development.

Archaeology

340. The Council's Archaeologist has advised that the site is not in an Archaeological Priority Zone (APZ). Following an appraisal of the planning application using the Greater London Historic Environment Record (GLHER) and historic map records it is concluded that there would be no archaeological implications arising from the proposed development, and that no further archaeological work or conditions are required in this instance.

Planning obligations (S.106 undertaking or agreement)

341. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy DF1 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's adopted Planning Obligations and Community Infrastructure Levy SPD.

342.

| Planning obligation | Mitigation | Applicant's position |
|---------------------------------------|---|----------------------|
| Affordable housing | 35.5% by habitable room, to be completed and made available before more than 50% of the private units can be occupied | Agreed |
| Affordable housing monitoring fee | £4,367.55 | Agreed |
| Affordable housing monitoring clauses | As set out earlier in this report | Agreed |
| Affordable housing review mechanism | Early and late stage review mechanisms up to 50% affordable housing | Agreed |
| Employment during construction | 26 sustained jobs for unemployed borough residents, 26 short courses | Agreed |

| | | |
|--|---|--------|
| | and 6 construction industry apprenticeships, or a payment of £124,700 for shortfall, and the associated employment, skills and business support plan | |
| Local procurement | During construction | Agreed |
| Delivery of the employment space | All of the employment space to be delivered before the residential units can be occupied. Employment space to be provided with knock-out panels to allow for horizontal and vertical enlargement of the units | Agreed |
| Delivery of 10% affordable workspace | In accordance with the terms provided earlier in the report. | Agreed |
| Provision of a workspace marketing and management plan | To ensure that the workspace would be properly marketed and managed | Agreed |
| Public access to be maintained through the site | Public access across the green link and to all of the ground level play areas within the development | Agreed |
| Potential for new entrance into Burgess Park | Clause to allow a new, public entrance into Burgess Park from the site with appropriate ecological assessment and mitigation, if the Council determines that a new entrance is required in the future. | Agreed |
| Ecology contribution | £53,469 towards the creation of new habitat in Burgess Park | Agreed |
| Burgess Park contribution for green wall along site boundary | £10,500 to enable the Council to plant the new boundary wall as a green wall on the park side. | Agreed |

| | | |
|-----------------------------|---|--------|
| Street tree bond | £14k (£3,500 x 4 trees) in the event that the proposed street trees cannot be planted or die and new trees need to be planted | Agreed |
| Highway works | <p>Adoption of a strip of land between the public highway and the proposed building which currently does not form part of the public highway;</p> <p>Amendment to the existing Traffic Management Order to reposition 4 on-street parking spaces;</p> <p>S278 agreement to complete the following:</p> <p>Pre-commencement highways condition survey</p> <p>Repave the footway including new kerbing fronting the development on Parkhouse Street (precast concrete slabs and 150mm wide granite kerbs)</p> <p>Construct vehicle crossover on Parkhouse Street to current standards</p> <p>Reinstate redundant vehicle crossover on Parkhouse Street as footway</p> <p>Install 4 street trees on the footway</p> <p>Repair any damages to footways, kerbs, inspection covers and street furniture within the vicinity of the development due to construction activities</p> | Agreed |
| Delivery service plan bond | £12,800 (plus £1,280 monitoring fee) | Agreed |
| TfL bus contribution | £99,091 | Agreed |
| TfL cycle hire contribution | £33k towards a cycle hire docking station in the vicinity of the site in the event that the cycle hire zone is agreed to be extended into | Agreed |

| | | |
|--|--|--------|
| | Camberwell within 2 years of the occupation of the development | |
| TfL cycle hire membership | Two years free cycle hire business accounts for commercial occupiers and 2 years free cycle hire membership per household for the residential units. | Agreed |
| Car club membership | 3 years membership for each eligible resident within the development including the commercial occupiers. | Agreed |
| Parking permit exemption | Future residents and businesses would be prevented from obtaining parking permits for the surrounding streets | Agreed |
| Carbon offset fund | £88,920 | Agreed |
| Post-installation review of energy measures installed | Review to verify the carbon savings delivered with an upwards only adjustment to the carbon off-set green fund contribution if required. | Agreed |
| Total financial contributions | £298,980 | Agreed |
| Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond) | £5,979.60 | Agreed |
| Grand total | £304,959.60 | Agreed |

343. In the event that a satisfactory legal agreement has not been entered into by 19th April 2022 it is recommended that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the following reason:
344. The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with 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 (2016), the Planning Obligations and Community Infrastructure Levy SPD (2020), and policy IP 3 'Community infrastructure levy (CIL) and Section 106 planning obligations' of the New Southwark Plan (August 2020).

Mayoral and borough community infrastructure levy (CIL)

345. 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.
346. The site is located within Southwark CIL Zone 3 and the Mayoral CIL Zone 2 (£60/sqm zone). The gross amount of CIL is approximately £1,215,413.55, comprising £638,201.77 of Mayoral CIL and £577,211.78 of Borough CIL. Assuming the affordable housing tenures qualify for CIL Mandatory Social Housing Relief, potentially around £347,806.42 of relief could be claimed. It should be noted that this is an estimate, and the floor areas on approved drawings and relief eligibility will be checked when related CIL Assumption of Liability Form and CIL relief claim is submitted, after planning approval has been obtained.
347. Concerns have been raised during public consultation on the application that there is no need for more housing in the area, that the site would be better used for a new school or expanding Burgess Park, and that the proposal would put additional strain on already stretched service such as GP surgeries and dentists.
348. There is a pressing need for more housing in the borough and London, hence the need for housing targets as set out in the policies outlined earlier in this report. The provision of residential units on the site would also be in accordance with the draft NSP site allocation and as such is considered to be acceptable in principle. The need for additional primary school places has been considered through the draft NSP preparation and informed by regular monitoring of the demand for school places. A Cabinet report entitled 'Pupil Place Planning' dated 29th October 2019 forms part of the NSP evidence base and advises that Southwark currently has sufficient places to meet demand in the primary and secondary phases of education, and that demand for primary school places will continue to decline, but will slowly increase towards the end of the decade. Southwark CIL can be spent on healthcare facilities, and the estimated amount of CIL which the development would generate has been set out above.
349. FOBP has suggested a number of measures including contributions towards Burgess Park to mitigate against increased use. This includes contributions towards additional toilet provision in the park, biodiversity improvements and development of the Old Library Bath and Washhouse with continued public access. It is noted that CIL contributions can be spent on district parks such as Burgess Park and an additional s106 contribution would be provided for

biodiversity enhancements in the park. All of the development's playspace requirements would be met on-site.

Community involvement and engagement

350. A Statement of Community Involvement (SCI) and engagement summary template have been submitted with the application detailing the pre-application consultation undertaken with key stakeholders and the local community prior to the submission of the planning application.
351. The SCI advises that 11 one-to-one meetings were held with key stakeholders to explain the proposals and receive feedback, including with the local ward Councillors, Friends of Burgess Park, the Camberwell Society and local Tenants and Residents Associations (TRAs). A website for the project was set up to provide information about the proposed development, which has been visited 101 times since its launch. A two day public exhibition was held on Wednesday 15th January 2020 and Saturday 18th January 2020 at the Mid-Elmington TRA Hall, Owgan Close which was publicised by way of invitations sent to 732 homes and businesses in the local area and advertisements in the Southwark News; the exhibition was attended by a total of 25 people across the two days and questionnaires were provided.
352. In terms of feedback received, 18 people who attended the exhibition completed the questionnaire. Of these, 61% either supported the proposed development or supported it with reservations. There was strong support for the provision of the affordable workspace (94% either supported or supported with reservations), affordable housing (82% of respondents either supported or supported with reservations). Similarly 72% of respondents agreed or agreed with reservations that the proposal would improve the public realm on Parkhouse Street and the surrounding area. Concerns raised included the cumulative impact of developments upon Burgess Park and Parkhouse Street, the need for an overall masterplan, the form and arrangement of the proposed buildings, the green link, impact upon bus capacity and construction impacts.
353. A Consultation Report on Revised Development Proposals has been submitted which details the consultation carried out by the applicant following the amendments to the planning application. This included posting details of the revised proposal on the project website with an offer to hold webinars (although no requests were received), together with meetings with Friends of Burgess Park, Wells Way Triangle Residents Association, local Councillors, and the developers for the neighbouring sites. Feedback received included noting the height reduction of the proposed development, questioning the transport impacts, co-ordination with other developments and bedroom mix, and raising concerns regarding ecology and impacts upon Burgess Park.
354. The SCI and engagement summaries refer to the Design and Access Statement for details of how the applicant responded to the concerns raised by local stakeholders. The applicant has advised that they reduced the overall height and massing of the building and committed to providing obligations to mitigate impact on bus services and a Construction Traffic Management Plan following concerns raised following the pre-application consultation and engagement.

Community impact and equalities assessment

355. 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.

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

356. An objection to the application from a member of the public raises concerns that no equalities assessment has been undertaken regarding the impact of the proposed development on Burgess Park. As noted throughout the report, it is not proposed to install a new access into the park from the application site. Whilst the proposal would result in some overshadowing of the park, the area predominantly affected is wooded and shaded in any event. The proposed development would include residential windows overlooking the park, but this would be in accordance with saved policy 3.14 of the Southwark Plan 'Designing out crime' which states that design solutions should incorporate natural surveillance – designing buildings with windows overlooking places such as parks and streets, courtyards and parking areas, whilst taking into consideration landscaping.
357. Overall there are not considered to be any adverse equality impacts arising from the proposed development.

Consultation responses from external and statutory consultees

358. Greater London Authority

- Principle: Residential and re-provided industrial land uses are appropriate in strategic planning terms and generally comply with London Plan and the Mayor's Intend to Publish London Plan policies.
- Affordable housing: Scheme proposes 35 per cent affordable housing by habitable room with a tenure split of 70% affordable rent and 30% shared ownership. Subject to confirmation from the Borough that the tenure is supported and that the 35% affordable housing is proposed without public subsidy, the scheme will be eligible to follow the Fast-Track Route. Rent levels and eligibility criteria for the affordable units must be appropriately secured. If the scheme meets the Fast-Track Threshold at determination stage, an early stage review mechanism must also be secured.
- Design and heritage: Proposal seeks to optimise the site and there are no strategic concerns in respect of the height and massing. The floor-to-ceiling heights of the industrial uses should be addressed to ensure the industrial uses can function uncompromised within the site. The quality of single aspect units facing onto the industrial yard should be reviewed. Verified views are required to assess the impact upon London Panorama 1A.2. The proposal will result in less than substantial harm to the setting of heritage assets within Burgess Park which is outweighed by public benefits, subject to resolution of the affordable housing position.
- Transport: An enhanced pedestrian and cycle environment is required, Vision Zero issues need to be addressed and mitigation of transport impacts should be secured through s106 pooling arrangements.
- Outstanding issues relating to agent of change, play space, energy, air quality, flood risk, sustainable drainage, water efficiency, biodiversity and urban greening need to be addressed.

The application must be referred back to the Mayor at Stage 2.

Officer response – These matters are considered in the relevant key issues paragraphs of the report, and conditions and planning obligations have been recommended where appropriate.

359. Environment Agency

Initial comments:

Permission should only be granted if conditions are imposed. The contamination report submitted recommends that additional testing be carried out.

The site lies in Flood Zone 3 and is in an area benefitting from flood defences. Our most recent flood modelling (December 2017) shows that the site is not at risk if there were to be a breach in the defences. Therefore, we consider that the development will be at low risk of flooding.

The inclusion of inappropriate development according to Table 3 of the national Planning Practice Guidance, the absence of a Flood Risk Assessment (FRA) or the submission of an inadequate FRA could technically be reasons for refusal of the scheme. However, we are taking a pragmatic approach and do not object to this application. We have not assessed any FRA that has been submitted in support of this application. This advice is based upon tidal and/or fluvial flood risk. Other sources of flooding such as surface water also need to be considered. Recommend the applicant refers to the Strategic Flood Risk

Assessment (SFRA) for the borough and seeks advice from the Lead Local Flood Authority (LLFA) and emergency planning teams, where appropriate.

Re-consultation comments:

Following further contamination testing, the EA do not consider made ground at any brownfield site to be a suitable strata for receiving discharges from infiltration drainage systems, for both contamination of groundwater prevention, and geotechnical stability reasons. The EA would most likely object to any proposal to place infiltration drainage in such locations under those circumstances.

Officer response – Conditions have been included in the draft recommendation to address comments made by the Environment Agency.

360. Transport for London (TfL)

Enhanced pedestrian/cycle environment required, Vision Zero issues need to be addressed, and mitigation of transport impacts should be secured through s106 pooling arrangement

The nearest TfL roads are Peckham Road 1km away and Camberwell Road 500m away. The site is not within walking distance of a rail station but is close to bus stops on Wells Way that are served by three routes. The site has a public transport accessibility level (PTAL) is 2, or 4 when including the bus routes on Camberwell Road which are just in reasonable walking distance of part of the site.

The development will be 'car-free' except for accessible parking which is in line with intend-to-publish London Plan. It is encouraged that all of the parking bays are have electric vehicle (EV) charging facilities. Residents should be excluded from applying for parking permits in the surrounding controlled parking zones (CPZ).

259 residential and commercial cycle parking spaces are proposed plus 5 visitor cycle parking spaces which is in line with the London Plan. It must be confirmed that the cycle parking complies with London Cycle Design Standards (LCDS)

Parkhouse Street is a relatively poor pedestrian and cycle environment, with narrow footways. Given the other development sites nearby the Council should consider a pool of s106/s278 funded improvements to Parkhouse Street and to the Wells Way bus stops and other local facilities and services.

Question the need for an on-street loading bay given that a servicing yard is proposed, and which would narrow the footway.

The trip generation assessment is acceptable. The development would be unlikely to have a significant adverse impact on the highway and public transport networks but could have a more significant impact when considered with the neighbouring development sites. The Council has proposed a pool of s106 funding allocated to cycle hire expansion (new docking station) and bus capacity enhancements. Given the uncertainty of delivery timescales of the other developments there is a risk that insufficient funding is available for improvements needed for those that do proceed and cumulative transport impacts are not mitigated. It is therefore suggested that s106 funding is secured

flexibly for local transport improvements, to be spent in agreement between the Council and TfL. This could be used to fund the most pressing and useful transport enhancements in a timelier manner, for example a cycle hire docking station which TfL considers of higher priority.

A travel plan, construction logistics plan (CLP) and a delivery and servicing plan (DSP) must be submitted for approval. The travel plan should contain targets and measures to maximise cycling and commit to free/subsidised cycle hire business accounts for commercial occupiers, and 2 years free cycle hire membership per household as per draft New Southwark Plan policy, should cycle hire be extended to the area.

The DSP and CLP must consider and outline measures to protect pedestrians and cyclists in line with Vision Zero. The DSP should commit to maximising use of cycles and other sustainable methods for deliveries, for example for office food/supply deliveries. Reducing deliveries through consolidation and maximising use of non-vehicular means would reduce the need for the on-street loading bay, as mentioned above.

Officer response – The matters raised above can predominantly be dealt with by planning obligations and conditions. The on-street loading bay no longer forms part of the proposal.

361. Historic England - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.

Officer response – Noted.

362. Health and Safety Executive

HSE became a statutory consultee on 1st August 2021. Cannot comment on planning applications from local planning authorities submitted prior to that date (unless the application is made under section 73 of the Town and Country Planning Act 1990.). Therefore, on this occasion HSE are not be able to provide a response to this application.

Officer response – Noted.

363. Metropolitan Police – Have held a meeting with the design team dealing with this development at which the principles of Secured by Design were discussed. Is encouraging that the designers have considered Secured by Design which will result in a positive impact upon the development from a safety and security perspective. Specific concerns are raised regarding the route into the courtyard and if it cannot be removed or reduced in size, it must be well lit and covered by CCTV. There is a potential issue in leaving the courtyard gates open throughout the day, the cycle store should be split into two smaller stores, planting and trees must well maintained and good lighting must be provided, together with access control to the residential floors and roof terraces; rules and hours of use should be in place for the terraces. The development is suitable to achieve Secured By Design accreditation, and a condition is recommended to secure this.

Officer response – A condition has been included in the draft recommendation requiring Secure by Design accreditation to be achieved which will consider issues such as lighting, CCTV and entry into the development. It is not

considered that the roof terrace would result in any amenity issues, therefore it is not considered necessary to limit their hours of use. Rules relating to the use of the roof terraces would be a matter for the building management, together with the maintenance of the landscaped areas.

364. Natural England

Natural England has no comments to make on this application. Natural England has not assessed this application for impacts on protected species.

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

365. Thames Water

Informatives recommended regarding limiting the risk of damage to and from public sewers crossing or near the site, the need to obtain separate consents from Thames Water, asset protection requirements and guidance in relation to discharging conditions.

No objection with regard to the combined waste water network infrastructure capacity, waste water and foul water drainage.

Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. A condition must be added to any planning permission to address this.

Officer response – The informatives and condition have been included in the draft recommendation.

366. London Fire and Emergency Planning

No response received at the time of writing.

Human rights

367. 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.

This application has the legitimate aim of redeveloping a brownfield site to provide employment space and residential units. 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

368. The Council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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.

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

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

CONCLUSION

370. In land use terms the proposed development would depart from the Core Strategy and Saved Southwark Plan by providing residential uses in a preferred industrial location. However, the co-location of employment and residential units would comply with the relevant policies in the London Plan, and also with the land use requirements of site allocation NSP22 in the draft New Southwark Plan. It would provide a modest uplift in employment space compared to that which currently exists at the site which would be of a high quality, and it would include 10% affordable workspace. It is also noted that the principle of residential use in the PIL has recently been accepted at the neighbouring site 21-23 Parkhouse Street.

371. The proposed housing is considered to be of exemplary design overall, with some of the social rented units being very generously sized. It would include 35.5% affordable housing, a policy compliant mix of units in terms of adopted policy, and wheelchair accessible units, and all of the playspace requirements for the development would be met on the site.

372. There are only four residential properties close to the site at 37-39 Parkhouse Street and it is not considered that the amenity of these properties would be adversely affected. The other neighbouring buildings are industrial buildings and their continued use for industrial purposes would not be compromised by the proposal. The neighbouring industrial units are all subject to planning applications for employment and residential uses in any event, and it is not

considered that the proposed development would compromise the ability to provide high quality residential accommodation on these neighbouring sites.

373. The design of the proposal would be of a high quality, reflecting the industrial heritage of the area and causing less than substantial harm to the setting of the listed former St George's church which has been weighed in the balance with the public benefits of the proposal, including high quality employment space, job creation, and new housing including affordable housing. Although part of the development would be defined as a tall building, its impacts upon townscape and local character are considered to be acceptable.
374. New landscaping and tree planting would be provided which would provide greening and increase biodiversity on what is currently a hard-surfaced site devoid of any trees. Ecological impacts upon the adjoining SINC have been carefully considered through an independent ecological assessment, and following mitigation through conditions and planning obligations it is concluded that the proposal could deliver some biodiversity enhancements to Burgess Park.
375. Although the proposal would not be future-proofed to connect to a district heating network, an innovative energy strategy is proposed which would achieve heat autonomy and would deliver on-site carbon savings well in excess of the London Plan requirements.
376. Subject to conditions and a number of planning obligations the transport impacts of the proposal are considered to be acceptable. Impacts relating to air quality, flood risk, contaminated land and fire safety have all been considered and are found to be acceptable, subject to a number of conditions.
377. The issues raised in the large number of objections to the application have been noted, and addressed within the report. The issues relating to scale of development and the relationship to the character of the local area have been carefully considered. It is recognised that the inclusion of a tall building does not accord with some of the locational tests within adopted and emerging policy. On balance it is concluded that the inclusion of a tall building would not be harmful, and that the identified benefits of the scheme are material considerations which can outweigh the failure to fully comply with development plan and emerging policy.
378. Overall it is concluded that the proposed development would be acceptable, and that planning permission should be granted, subject to conditions, completion of an appropriate s106 agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|---|---|
| Site history file: 1523-25 Application file:20AP0858 | Department of Planning and Growth 160 Tooley Street | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: |

| | | |
|--|----------------|---|
| Southwark Local Development Framework and Development Plan Documents | London SE1 2QH | planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk |
|--|----------------|---|

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Recommendation |
| Appendix 2 | Planning policy |
| Appendix 3 | Planning History |
| Appendix 4 | Consultation undertaken |
| Appendix 5 | Consultation responses received |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Lead Officer | Stephen Platts, Director of Planning and Growth | |
| Report Author | Victoria Lewis | |
| Version | Final | |
| Dated | 6 th October 2021 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance and Governance | No | No |
| Strategic Director of Environment and Leisure | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | | |

Appendix 1 Recommendation

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

This document is not a decision notice for this application.

| | | | |
|-------------------------|-------------------|--------------------|------------|
| Applicant | JH Parkhouse Ltd | Reg. Number | 20/AP/0858 |
| Application Type | Major application | | |
| Recommendation | GRANT permission | Case Number | 1145-95A |

Draft of Decision Notice

Planning Permission is GRANTED for the following development:

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

25-33 Parkhouse Street London Southwark SE5 7TQ

Grant subject to Legal Agreement & Referral to GLA for the following development:

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

At 25-33 Parkhouse Street London Southwark SE5 7TQ

In accordance with the valid application received on 20 March 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.

Received on:

JOH-PSS_HTA-A DR_0170 Rev A1 Plans - Proposed (Rev: Rev A1)

Detailed Elevation JOH-PSS_HTA-A DR_0171 Plans - Proposed (Rev: Rev A1)

Detailed Elevation JOH-PSS_HTA-A DR_0172 Plans - Proposed (Rev: Rev A1)

Detailed Elevation JOH-PSS_HTA-A DR_0173 Plans - Proposed (Rev: Rev A1)

Detailed Elevation JOH-PSS_HTA-A DR_0174 Plans - Proposed (Rev: Rev A1)

Illustrative Landscape Plan JOH-PSS_GTA-L_0900 Plans - Proposed (Rev: Rev B)

Proposed Ground Floor Plan JOH-PSS_HTA-A_DR_0100 Plans - Proposed (Rev: Rev A2)

Proposed First Floor Plan JOH-PSS_HTA-A_DR_0101 Plans - Proposed (Rev: Rev A2)

Proposed Second - Fifth Floor Plan JOH-PSS_HTA-A_DR_0102 Plans - Proposed (Rev: Rev A2)

Proposed Sixth Floor Plan JOH-PSS_HTA-A_DR_0106 Plans - Proposed (Rev: Rev A2)

Proposed Seventh Floor Plan JOH-PSS_HTA-A_DR_0107 Plans - Proposed (Rev: Rev A2)

Proposed Eighth Floor Plan JOH-PSS_HTA-A_DR_0108 Plans - Proposed (Rev: Rev A2)

Proposed Ninth _ Tenth Floor Plan JOH-PSS_HTA-A_DR_0109 Plans - Proposed (Rev: Rev A2)

Proposed Roof Plan JOH-PSS_HTA-A_DR_0111 Plans - Proposed (Rev: Rev A1)

Proposed South Elevation JOH-PSS_HTA-A_DR_0150 Plans - Proposed (Rev: Rev A2)

Proposed West Elevation JOH-PSS_HTA-A_DR_0151 Plans - Proposed (Rev: Rev A2)

Proposed North Elevation JOH-PSS_HTA-A_DR_0152 Plans - Proposed (Rev: Rev A2)

Proposed East Elevation JOH-PSS_HTA-A_DR_0153 Plans - Proposed (Rev: Rev A2)

Proposed South Section JOH-PSS_HTA-A_DR_0154 Plans - Proposed (Rev: Rev A2)

Proposed East Section JOH-PSS_HTA-A_DR_0155 Plans - Proposed (Rev: Rev A2)

Proposed North Section JOH-PSS_HTA-A_DR_0156 Plans - Proposed (Rev: Rev A2)

JOH-PSS_HTA-A_DR_0001 Site location Plan Site location plan (Rev: Rev A)

JOH-PSS_HTA-A_DR_0103 Third Floor Plans - Proposed (Rev: Rev A2)

JOH-PSS_HTA-A_DR_0104 Fourth Floor Plans - Proposed (Rev: Rev A2)

JOH-PSS_HTA-A_DR_0105 Fifth Floor Plans - Proposed (Rev: Rev A2)

JOH-PSS_HTA-A_DR_0110 Tenth Floor Plans - Proposed (Rev: Rev A2)

JOH-PSS_HTA-A_DR_0170 Detailed Elevation Plans - Proposed (Rev: Rev A1)

JOH-PSS_HTA-A_DR_0171 Detailed Elevation Plans - Proposed (Rev: Rev A1)

JOH-PSS_HTA-A_DR_0172 Detailed Elevation Plans - Proposed (Rev: Rev A1)

JOH-PSS_HTA-A_DR_0173 Detailed Elevation Plans - Proposed (Rev: Rev A1)

JOH-PSS_HTA-A_DR_0174 Detailed Elevation Plans - Proposed (Rev: Rev A1)

Drawing 09 PEDESTRIAN VISIBILITY dated 02.09.2021 Plans - Proposed

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.

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

3. Circular Economy

Prior to the commencement of development, including demolition, an updated 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 building's and 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

4. ARBORICULTURAL METHOD STATEMENT

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

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

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to

and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

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

The existing trees adjoining the site shall be protected and 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, and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5. DRAINAGE STRATEGY

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by Patrick Parsons (ref: L19019, dated April 2021). The applicant must demonstrate 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.

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

6. FULL FIBRE CONNECTIVITY

Prior to commencement of the development hereby approved, 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)

7. ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before the development hereby permitted is commenced, 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 / 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

6 affordable units (4 x 3-bed and 1 x 2-bed social rented units and 1 x 2-bed shared ownership unit), and 5 private units (3-beds) shall be constructed and fitted out to meet Building Regulations standard M4(3)(2)(b). 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).

8. BAT SURVEYS

Prior to the commencement of development including any demolition, an updated bat roost survey and bat activity survey shall be submitted to and approved in writing by the Local Planning Authority, to be undertaken by a licensed bat worker. Evidence that the surveys have 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).

9. CONTAMINATION STUDY

Prior to the commencement of development:

a) A phase 2 intrusive site investigation and associated risk assessment to fully characterise the nature and extent of any contamination of soils (including soil gases) and ground water on the site shall be submitted to and approved in writing by the Local Planning Authority.

b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider environment, including the adjoining Site of Interest for Nature Conservation (Burgess Park) a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters and the wider environment including the adjoining Site of Interest for Nature Conservation (Burgess Park). The approved remediation/mitigation strategy shall be implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses, controlled waters and in respect of the wider environment.

d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (if not already covered following paragraph b) above) shall be submitted to the Local Planning Authority for approval in writing, in accordance with b-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."

10. ASBESTOS SURVEY

Prior to the commencement of any demolition of the existing building or external structures on the site, an Asbestos Survey including an intrusive survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers must be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason:

To ensure that risks from potential asbestos are appropriately managed, 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.

11. WIND MICROCLIMATE

Prior to the commencement of development (excluding demolition), a detailed wind microclimate assessment including wind tunnel testing shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the wind conditions around the development and on the roof terraces will be suitable for their intended activity based on the Lawson criteria, and shall include details of any necessary mitigation measures. The development will be carried out in accordance with the details thereby approved and any mitigation measures installed prior to the occupation of the development and maintained as such thereafter.

Reason

In the interests of amenity and safety, in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan and strategic policies 2 'Sustainable Transport' and 13 'High environmental standards' of the Core Strategy (2011).

12. Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- Details to minimise impacts upon the adjoining Site of Interest for Nature Conservation (Burgess Park) by way of noise, dust, light pollution and surface-run-off;
- Measures to maximise the use of sustainable modes of transport for deliveries and collections;
- Measures to protect pedestrians and cyclists in line with the Mayor of London's Vision Zero;
- A commitment that all Non-Road Mobile Machinery equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London;
- Compliance with the Non-Road Mobile Machinery Low Emission Zone for London;
- Monitoring of the number of heavy goods construction vehicles travelling to and from the site. In the event that there are more than 25 such vehicles per day on average during a one month period, a local air quality assessment including any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning

Authority and the development carried out in accordance with the details thereby approved;

- To follow current best construction practice, including the following:-

Southwark Council's Technical Guide for Demolition & Construction at

<http://www.southwark.gov.uk/construction>

Section 61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',

BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,

BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting.

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

Reason:

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

Permission is subject to the following Grade Condition(s)

13. GREEN WALLS

Before any above grade work hereby authorised begins, details of the green walls including maintenance details shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The green wall 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 Walls and Southwark Council agreeing in writing the submitted plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

14. ECOLOGICAL MANAGEMENT PLAN

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

Reason:

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

15. DETAILED DRAWINGS

Prior to the commencement of any above grade works scale 1:5 or 1:10 section detail drawings of the following, complete with references back to the overall design shall be submitted to and approved in writing by the Local Planning Authority

_ the facades;

_ heads, cills and jambs of openings;

_ parapets;

_ roof edges

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

Reason:

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

16. SAMPLE MATERIALS/PANELS/BOARDS

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

Reason:

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

17. SECURED BY DESIGN

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above grade works and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to the occupation of the development a Secured by Design Certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.14 (Designing out crime) of the Southwark Plan (2007).

18. PLAYSPLACE AND ACCESS TO AMENITY SPACE

Prior to the commencement of above grade works, details of the play equipment to be installed on the site including the means of enclosure to the 202sqm playspace next to Parkhouse Street shall be submitted to and approved in writing by the Local Planning Authority. The play equipment and means of enclosure shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace 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 to serve the development, 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).

19. DETAILS OF THE IMPACT ON TELECOMMUNICATIONS SERVICES

Before any above grade work hereby authorised begins, details of how the impact of the development on television, radio and other telecommunications services will be

assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with Chapter 8 (Promoting healthy and safe communities) of 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).

20. PARKING DESIGN AND MANAGEMENT PLAN

Prior to the commencement of above grade works, a Parking Design and Management Plan detailing how an additional 7% wheelchair accessible parking spaces to serve the wheelchair accessible residential units could be provided shall be submitted to and approved in writing by the Local Planning Authority. Any of the spaces which are on-site shall be safeguarded for future use by occupiers of the wheelchair accessible units if required.

Reason:

To ensure that there would be adequate provision for wheelchair accessible parking spaces, in accordance with policy T6.1 'Residential parking' of the London Plan 2021.

21. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details) and including:

30% native species;

at least 70% of all species from the Royal Horticultural Society Plants for Pollinators list;

nesting features, and

additional greening to the yard

shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason:

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

22. GREEN ROOFS FOR BIODIVERSITY

a): Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority and this shall include the provision of additional green or brown roofs beneath the photovoltaic panels. The biodiversity (green/brown) roof(s) shall be:

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and

* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

23. B1C FIT OUT

Before any work above grade hereby authorised begins, full particulars shall be submitted to and approved in writing by the Local Planning Authority of a scheme showing that the parts employment floorspace shall be fitted-out to an appropriate level for B1c light industrial use. This shall include details of the mechanical and electrical fit-out of the units, heating and cooling provision, sprinklers, and the provision of kitchen and toilet facilities. The facilities shall be provided in accordance with the approved details.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and the National Planning Policy Framework 2021

24. Prior to the commencement of above grade works, details of bird bricks, bat tubes and house sparrow terraces shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

No less than 12 swift bricks, 6 bat tubes and 3 house sparrow terraces shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks / tubes shall be installed within the development prior to the first occupation of the building of which they form part. They shall be installed strictly in accordance with the details so approved, and shall be maintained as such thereafter.

A post completion assessment will be required to confirm that these features have been installed to the agreed in accordance with the approved details.

Reason:

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

25. SCREENING OF FIRST FLOOR ACCESS DECK

Prior to the commencement of above grade works, details of screening to the first floor access deck to the employment space to prevent views into the adjacent flats shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To ensure that there would be no loss of privacy to the flats within the development, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007).

26.

1) Before any above grade work hereby authorised begins, detailed drawings and a method statement (including arboricultural assessment) for a 2.4m high brick wall which shall be constructed along the boundary between the site and Burgess Park shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be capable of being planted as a green wall on both sides, and the side facing into the site shall be planted as a green wall prior to the occupation of the development and maintained as such thereafter, in accordance with a maintenance schedule which shall also be submitted for approval in writing prior to the occupation of the development.

2) Boundary treatment for all other boundaries shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works and maintained as such thereafter.

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

Reason:

In the interests of visual and residential amenity and 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, and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High

environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

27. SERVICING MANAGEMENT PLAN

Prior to the occupation of the development hereby permitted, a Servicing Management Plan detailing how all elements of the site are to be serviced including details for maximising the use of bicycles and other sustainable methods for deliveries and measures to protect pedestrians and cyclists in line with the Mayor of London's Vision Zero shall be submitted to and approved in writing by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Servicing hours for the employment space shall be limited to 8am to 8pm Monday to Saturday.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

28. INTERNAL NOISE LEVELS RESTRICTION

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

This shall be achieved by following the recommendations for glazing presented in the submitted Noise Assessment report by Waterman, reference WIE15726-104-R.4.8.1

December 2020. Additional trickle vents must have acoustic insulation to ensure that the above requirements are achieved.

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises that face Parkhouse Street. The results shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason:

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

29.

The habitable rooms within the development sharing a party ceiling/floor/wall element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

A report shall be submitted in writing to and approved by the Local Planning Authority prior to the occupation of the development detailing acoustic predictions and mitigation measures to ensure that the above standard is met. The development shall be carried out in accordance with the approval given and the approved scheme shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with 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.

30. WHOLE LIFE CARBON

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 recommendations set out in the approved WLC assessment (authored by Hoare Lee, Rev 01, dated 15 April 2021).

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.

31. DRAINAGE VERIFICATION REPORT

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment prepared by Patrick Parsons (ref: L19019, dated April 2021) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

32. DETAILS OF THE SHOWERING FACILITIES

Before the first occupation of the development, details of showering facilities to be provided for the commercial units shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of The Core Strategy (2011), and; Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan (2007).

33.

Prior to the occupation of the development a wildlife sensitive lighting strategy which takes into account lighting from within the development and shows that no lighting will be provided on balconies facing Burgess Park shall be submitted to and approved in writing by the Local Planning Authority. The recommended lighting specification using LEDs (at 3 lux) is because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer. The lighting shall also comply with Guidance Note 1 for the reduction of obtrusive light (2021) from the Institute of Lighting Professionals.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), and to ensure that there would be no amenity issues arising from the lighting, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

34. PROVISION OF CYCLE STORAGE

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

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

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

35. GATE ACROSS VEHICULAR ACCESS

Prior to the occupation of the development, details of the operation of the gate across the vehicular entrance into the development (which shall be inward opening) including details of how servicing and residents' vehicles would operate the gate shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

In the interests of highway safety, in accordance with saved policy 5'2 'Highway impacts' of the Southwark Plan and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

36. PROVISION OF REFUSE STORAGE AND STRATEGY

a) The refuse stores shall be provided in accordance with the approved plans prior to the occupation of the development and retained as such thereafter.

b) Prior to the occupation of the development a detailed refuse management strategy including details of a refuse holding area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan (2007).

37. WATER NETWORK UPGRADES

No residential units shall be occupied until documentary evidence has been submitted to and approved in writing by the Local Planning Authority that Thames Water has provided confirmation that either: all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed

no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

38. FIT OUT OF ENTRANCE LOBBIES

Prior to the occupation of the development, details of the internal fit out and finishes to the residential entrance lobbies demonstrating that this aspect of the development would be tenure blind shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the development thereby approved and maintained as such thereafter.

Reason:

To ensure that both residential entrance lobbies would be of a high standard of design, in accordance with saved policy 3.12 'Quality in design' of the Southwark Plan (2007) and strategic policy 12 'High environmental standards' of the Core Strategy (2011).

Permission is subject to the following Compliance Condition(s)

39. Residential units and building heights

The development hereby permitted is limited to 109 residential units, 1,351sqm (GIA) of employment floorspace (class B1c) and a maximum height of 40.940m (AOD) to parapet height and 42.05m (AOD) to the top of the lift overrun on the 11-storey tower.

Reason:

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

40. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [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 visual amenity of the area is installed on the roof of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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)

41. 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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011), and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

42. URBAN GREENING FACTOR

The measures set out in the urban greening factor calculation to achieve a score of at least 0.417 shall be implemented in full.

Reason:

In order to meet the requirements of policy G5 'Urban greening' of the London Plan (2021).

43. 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 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 3.13 (Urban Design) of the Southwark Plan (2007).

44. DISABLED PARKING

Prior to occupation of the development hereby permitted the four accessible parking spaces shall be made available and retained for the purposes of car parking for disabled residents for as long as the development is occupied. Each of the spaces shall be fitted with an electric vehicle charging point which shall be maintained in good working order thereafter.

Reason:

To ensure that the parking spaces for disabled people are provided and retained in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011), and; Saved Policy 5.7 (Parking Standards for Disabled People and the Mobility Impaired) of the Southwark Plan (2007).

45. RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation of the building.

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with Chapter 12 (Achieving well-designed places) the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan (2007).

46. Potable water

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy SI 5 of the London Plan 2021.

47. RESTRICTION ON USE CLASS

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the employment floorspace hereby approved shall be used for B1C (or Use Class E G (ii) and E G (iii)) purposes only unless otherwise agreed by way of a formal application for planning permission.

Reason:

In order to ensure that the site continues to provide commercial floorspace which can accommodate light industrial uses in accordance with the designated industrial use of the site and to comply with London Plan Policies GG5, E2, E4 and E7 (2021), Saved Policy 1.2 of the Southwark Plan (2007), Core Strategy Strategic Policy 10 (2011) and the Emerging New Southwark Plan Site Allocation 22: Burgess Business Park.

48. FIRE SAFETY STRATEGY

The development hereby permitted shall be carried out in accordance with the Fire Safety Strategy by H&H dated 25th August 2021.

Reason:

In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 'Fire safety' of the London Plan (2021).

49. PEDESTRIAN VISIBILITY SPLAYS

The pedestrian visibility splays at the vehicular entrance into the development hereby permitted shall be constructed and maintained, clear of obstructions, in accordance with drawing number 09 'Pedestrian visibility' dated 02.09.2021.

Reason:

In the interests of pedestrian safety, in accordance with saved policy 5'2 'Highway impacts' and 5.3 'Walking and cycling' of the Southwark Plan and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

Permission is subject to the following Special Condition(s)

50. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating including at least 'excellent' rating under the WAT 01 category shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

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

51. SURFACE WATER DRAINAGE

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework

(NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of ground water.

52. PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. The Environment Agency (EA) recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The EA will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

53. TRAVEL PLAN

a) The measures set out in the Framework Travel Plan by Icenii dated December 2020 shall be implemented in full.

b) At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of The Core Strategy (2011); and Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan (2007).

Signed: Stephen Platts Director of Planning and Growth

Informative Notes to Applicant Relating to the Proposed Development

Supporting documents considered with this application:

- o Design and Access Statement Rev A by HTA Design LLP, dated March 2020;
- o Addendum Design and Access Statement Rev A2 by HTA Design LLP, dated February 2021 including updated pages 55 and 56 (playspace strategy and urban greening factor)
- o Planning Statement by HTA Design LLP, dated March 2020;
- o Planning Statement Addendum by HTA Design LLP, dated February 2021
- o (Built) Heritage, Townscape Visual Impact Assessment by Montagu Evans, with images from Cityscape, dated December 2020;
- o LMVF additional information request dated 11th May 2021;
- o Historic Environment Desk-Based Assessment Issue 6 by Waterman Group, dated December 2020;
- o Internal Daylight, Sunlight and Overshadowing Report and Review of Daylight and Sunlight Impacts upon Neighbours, by GIA, dated December 2020;
- o Flood Risk and Drainage Statement Rev. 6 by Patrick Parsons, dated April 2021;
- o Phase 1 Environmental Risk Assessment by AA Environmental Ltd, dated March 2018;
- o Phase 2 Generic Quantitative Risk Assessment Rev A by AA Environmental Ltd, dated December 2020;
- o External Lighting Statement Rev 02 by MLM, dated December 2020;
- o Air Quality Assessment Issue 04 by Waterman Group, dated December 2020;
- o Ecological Impact Assessment and Report Issued 07 by Waterman Group, dated December 2020;
- o Noise Assessment Issue 08, by Waterman Group;
- o Transport Assessment by Icení, dated December 2020;
- o Framework Travel Plan by Icení, dated December 2020;
- o Fire Initial Assessment Report Rev 03 by H+H Fire, dated August 2021;

- o Energy Assessment Rev C, GLA Carbon Emissions Reporting Spreadsheet, and Responses to GLA Stage 1 Energy Comments, by Twinn Sustainability Innovation, dated December 2020;
- o BREEAM Pre-Assessment Issue 01 by HTA Design LLP, December 2020.
- o Desktop Wind and Microclimate Study by GIA, dated April 2021;
- o Statement of Community Involvement by Carvil Ventures Ltd, dated December 2020;
- o Circular Economy Statement Version 1 by HTA Design LLP, dated April 2021, and supporting Circular Economy Note by Patrick Parsons dated June 2021;
- o Arboricultural Impact Assessment Report Rev 01b by Landmark Trees, dated December 2020;
- o Ventilation Strategy Rev P03 by Patrick Parsons, dated December 2020;
- o Utilities Assessment Report Issue 01 BY Premier Energy, dated February 2019;
- o Structural Strategy Report Rev P2 by Patrick Parsons, dated February 2020;
- o Pre-Demolition Audit by Erith Contractors Ltd, dated June 2021
- o Engagement Summary Template for the Development Consultation Charter (validation requirement)
- o Sustainability Assessment Checklist
- o Air quality neutral assessment dated May 2021.
- o Financial viability assessment executive summary dated 15th April 2021 by Montague Evans

Financial viability appraisal dated 15th April 2021

Ecology Briefing note by Waterman dated 31st March 2021

- o Schedule of Accommodation - Summary updated GH 13/09/21 - Plot by Plot schedule

Works to trees within Burgess Park

Separate consent is required from the Council's Parks and Leisure Service before any work is undertaken to trees within Burgess Park, including to branches of trees within the park which overhang the site boundary.

Thames Water

There are public sewers crossing or close to the development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities,

or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures 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 02035779483 or by emailing wwqriskmanagement@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.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Water Comments - Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available. A planning condition is required to address this. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Wastewater: Based on the information received:

A hydro-brake flow control in the final manhole will be used to restrict the discharge rate to three times the greenfield runoff rate. The peak surface water discharge rate will be 1.6 l/s.

Thames Water is happy with the proposal and the modelling shows that the Surface Water flow is within sewer threshold.

Foul Water Drainage

The foul water from the development will be collected from downpipes to a gravity sewer within the site, which will connect into the existing combined sewer in Parkhouse Street.

The proposed Foul discharge (via gravity) is within sewer threshold hence capacity exists.

Highways Development Management:

Should any part of the building overhang the public highway, the vertical distance between the footway and the underside of the structure must be at least 5.2m. An licence under S177 of the Highways Act 1980 will be required.

The tree pits that are proposed to be installed on the public footway should be designed in accordance with SSDM DS 501. Particular attention should be given to proximity between tree trunk centre and proposed building facades, likely obstruction of existing underground services, rooting zone volumes etc.

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.

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.

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

UXO

The development must be carried out in accordance with the recommendations in the Parkhouse Street - UXO Desk Study and Risk Assessment report by Zetica UXO dated 11th January 2019.

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:

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 (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.

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].

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

The site is subject to the following planning designations:

- Urban Density Zone
- Air Quality Management Area
- Parkhouse Preferred Industrial Location (PIL) - local
- Possible Public Transport Depot (no longer required)
- Area where 35% affordable and 35% private housing is required;
- Site allocation NSP 22 'Burgess Business Park' in the draft New Southwark Plan.
- Public transport accessibility level (PTAL) 2 (low)

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong, competitive economy
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well designed places
- Section 13 - Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

National Planning Practice Guidance

The London Plan 2021

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

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GD4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public realm
Policy D9 Tall buildings
Policy D11 Safety, security and resilience to emergency
Policy D12 Fire safety
Policy D13 Agent of change
Policy D14 Noise
Policy H1 Increasing housing supply
Policy H4 Delivering affordable housing
Policy H5 Threshold approach to affordable housing
Policy H6 Affordable housing tenure
Policy H7 Monitoring of affordable housing
Policy H10 Housing size mix
Policy SD4 Play and informal recreation
Policy E2 Providing suitable business space
Policy E3 Affordable workspace
Policy E4 - Land for industry, logistics and services to support London's economic function
Policy E6 - Locally Significant Industrial Sites
Policy E7 - Industrial intensification, co-location and substitution
Policy E8 Sector growth opportunities and clusters
Policy E11 Skills and opportunities for all
Policy HC1 Heritage conservation and growth
Policy HC3 Strategic and local views
Policy HC4 London view management framework
Policy G1 Green infrastructure
Policy G3 Metropolitan open land
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy SI 4 Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 6 Digital connectivity infrastructure
Policy SI 7 Reducing waste and supporting the circular economy
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential car parking
Policy T6.5 Non-residential disabled persons parking

Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning
 Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

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

Strategic Policy 1 – Sustainable development
 Strategic Policy 2 – Sustainable transport
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family homes
 Strategic Policy 10 – Jobs and businesses
 Strategic Policy 11 – Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by para 215 of 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.

- 1.1 - Access to employment opportunities
- 1.2 - Strategic and local preferred industrial locations
- 1.5 - Small businesses
- 2.2 - Provision of new community facilities
- 2.5 - Planning obligations
- 3.2 - Protection of amenity
- 3.3 - Sustainability assessment
- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.19 - Archaeology
- 3.28 - Biodiversity
- 4.2 - Quality of residential accommodation

- 4.3 - Mix of dwellings
- 4.4 - Affordable housing
- 4.5 - Wheelchair affordable housing
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Guidance and Documents GLA SPGs

- Affordable housing and viability SPG (2017)
- Housing SPG (2016)
- Accessible London: Achieving an Inclusive Environment SPG (2014)
- The Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Play and informal recreation SPG (2012)
- Planning for equality and diversity in London (2007)

Energy Assessment Guidance (2020)

London Borough of Southwark

- Section 106 Planning Obligations/CIL SPD (2020)
- Development Viability SPD (2016)
- Technical Update to the Residential Design Standards SPD (2015)
- Affordable housing SPD (2008 - Adopted and 2011 - Draft)
- Residential Design Standards SPD (2015 – Technical update)
- Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Statement of Community Involvement (2008)
- Statement of Community Involvement (Draft 2019)

Emerging Planning Policy

New Southwark Plan

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

It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015.

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

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

SP1a Southwark's Development Targets

SP1b Southwark's Places

SP1 Quality affordable homes

SP2 Regeneration that works for all

SP4 Strong local economy

SP5 Healthy, active lives

SP6 Cleaner, greener, safer

AV.05 Camberwell Area Vision

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

P16 Tall buildings

P17 Efficient use of land

P18 Listed buildings and structures

P19 Conservation areas

P20 Conservation of the historic environment and natural heritage

P22 Archaeology

P27 Access to employment and training

P29 Office and business development

P30 Affordable Workspace

P32 Business relocation

P35 Development outside town centres

P43 Broadband and digital infrastructure

P44 Healthy developments

P48 Public transport

P49 Highways impacts

P50 Walking

P52 Cycling

Policy P54 'Parking standards for disabled people and the physically impaired'

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 (CIL) and Section 106 planning obligations

The draft NSP places the site within the Camberwell Area Vision (AV.05). This sets out what development in Camberwell should seek to achieve, including providing as many new homes as possible while respecting the local character of the area, complementing and improving the town centre with more large and small shops, entertainment, leisure, workspaces, cultural activities and well designed public spaces for visitors to linger, and improving the local streetscape and environment including new urban greening.

Site designation – The draft NSP also places the site within site allocation NSP 22 which covers the entire PIL. It advises that redevelopment of the site must:

- Ensure every individual development proposal increases or provides at least the amount of employment floorspace (B class) currently on the site; and
- Provide new homes (C3); and
- Enhance permeability including new north-south and east-west green links; and
- Provide public realm improvements including a square.

Redevelopment of the site should:

- Provide industrial employment space (B1c, B2, B8);
- Provide active frontages (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations.

The design and accessibility guidance to the site allocation states that the development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.

Appendix 3: Planning History

Application site (25-33 Parkhouse Street)

21/AP/1415 - Variation of condition 2 (time limit) of planning permission 20/AP/1343 (for Temporary change of use from B2 (general industrial) to B8 (storage and distribution) for 12 months) to enable the B8 use to continue for a further 12 months (until 7th July 2022). Planning permission was GRANTED in August 2021.

20/AP/1343 - Temporary change of use from B2 (general industrial) to B8 (storage and distribution) for 12 months. Planning permission was GRANTED in July 2020.

20/AP/0437 – Request for a screening opinion relating to proposed redevelopment of 25-33 Parkhouse Street to provide 128 homes and 1, 400sqm of commercial floorspace (class B1c). A negative screening opinion was adopted in May 2020, confirming that the proposed development would not require an Environmental Impact Assessment to be undertaken.

19/EQ/0037 – Pre-application enquiry for demolition of existing buildings on site and mixed-use redevelopment to re-provide existing employment floorspace, and 140 homes.

The Council's pre-application response noted that the proposal would be a departure from the adopted development plan, but if the existing employment floorspace were re-provided it would be consistent with the approach being developed through the emerging New Southwark Plan. Concerns were raised regarding the height of a 12-storey block, density, separation distances, housing mix, the position of the building on the park edge, and the position of the building on Parkhouse Street. A full assessment of design, quality of accommodation, transport and affordable housing was not possible given the limited information submitted on these topics. The need to future-proof the development to relate to the emerging masterplan for the wider area was also highlighted. A copy of the pre-application advice is available on the Council's planning register.

16/AP/4940 - Relocation of existing smoking shelter and cycle storage unit, installation of new storage container and roof over existing wash bay and extension of existing canopy at Babcock International. Planning permission was GRANTED in February 2017.

13/AP/0684 - Installation of 'Raptor' security topping on existing boundary fence on the front and rear boundaries of the site. Planning permission was REFUSED in July 2013 for the following reason:

Given the harsh and obtrusive nature of the proposed security measures, the development would cause harm to the character and appearance of the area, failing to contribute to public safety and would be an inappropriate development in the Metropolitan Open Land. The development is therefore contrary to saved policies 3.12 'Quality in design', 3.14 'Designing out crime' and 3.25 'Metropolitan open land' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

05/AP/2546 - Demolition of existing building and construction of replacement vehicle workshop. Planning permission was GRANTED in March 2006. This permission is for the building which is currently on the site.

Relevant planning history of adjoining and neighbouring sites

21-23 Parkhouse Street

19/AP/0469 'Demolition of existing building and erection of two blocks (Block A and Block B) of 5 storeys and part-7/part-10 storeys (total AOD 35.86m). Block A comprises 5-storey block for commercial/employment use (962 sqm). Block B comprises ground floor commercial/employment use (129sqm) and 33 residential dwellings (3 x studios; 6 x 1b flats, 18 x 2b flats, 6 x 3b flats) and 1 accessible car parking spaces with associated landscaping, cycle parking and refuse store'. At its meeting on 6th July 2021 the Planning Committee resolved to GRANT planning permission, subject to the completion of a legal agreement. This site is owned by the Council.

17/AP/1723 - Demolition of existing building and erection of two blocks (Block A and Block B) of 5 and 9 storeys. Block A to comprise a 5-storey block for B1(c) commercial/employment use (1030sqm). Block B to comprise a 9-storey block with ground floor B1(c) commercial/employment use (89sqm) and 32 residential dwellings (8x1 bed, 16x2 bed, 8x3 bed), together with associated accessible and car-club parking, landscaping, cycle parking and refuse store. This application was WITHDRAWN to allow for revisions to be made to the massing and to address other matters.

35-39 Parkhouse Street

19/AP/2011 'Demolition of existing buildings and construction of a mixed use building ranging from six to 10 storeys in height (35.15m AOD) comprising 100 residential units (Use Class C3) and 1,323 sqm (GIA) of Class B1/B2/B8 floorspace) with associated car parking, landscaping and other associated works'. Application UNDER CONSIDERATION.

Burgess Business Park

This site sits at the centre of the PIL designation, to the south of the application site on the opposite side of Parkhouse Street.

21/AP/1342 - Demolition of the existing buildings and redevelopment of the site to provide 386 residential units (Class C3), up to 4,410sqm of flexible commercial floorspace (Class E) and 112sqm of community floorspace (Class F) within 12 blocks of between 2-12 storeys (max AOD height 48.25m), with car and cycle parking and associated hard and soft landscaping and public realm improvements. Application UNDER CONSIDERATION.

17/AP/4797 - Demolition of the existing buildings and redevelopment of the site to provide 499 residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 2-12 storeys, with car and cycle

parking and associated hard and soft landscaping. Planning permission was REFUSED in January 2019 for the following reasons:

1) The density of the development would significantly exceed the expected range for the area and would fail to provide the requisite exemplary standard of accommodation, owing to insufficient amenity space and the residential units not significantly exceeding minimum floorspace standards. This would be contrary to saved policy 4.3 'Quality of accommodation' of the Southwark Plan (2007), policy 3.5 'Quality and design of housing developments' of the London Plan (2016) and guidance within the Residential Design Standards Supplementary Planning Document (2015 – Technical update)

2) The proposed development would result in a significant loss of employment floorspace on a site within a local Preferred Industrial Location. This would be contrary to Strategic policy 10 'Jobs and businesses' of the Core Strategy (2011), policy 4.4 'Managing industrial land and premises' of the London Plan (2016) and emerging site designation NSP23 in the draft New Southwark Plan (December 2017) which seek to protect existing employment floorspace, and as such would fail to maximise the potential for job creation in the borough.

An appeal was subsequently lodged and was DISMISSED following a Public Inquiry. Reasons for dismissing the appeal related to the density of the proposed development and quality of accommodation, harm to the character and appearance of the area, and impact upon daylight to properties on Parkhouse Street (reference: APP/A5840/W/19/322558).

1-13 Southampton Way

21/AP/0451 - Clearance of site and redevelopment to provide 32 homes and a flexible commercial (use class E) / community unit (Use Class F2) in a building ranging in height from three to seven storeys, along with cycle parking, refuse facilities and landscaped public realm including provision of land to be incorporated into Burgess Park. Application UNDER CONSIDERATION.

5-7 Cottage Green And 69 Southampton Way

21/AP/1254 - Demolition of existing structures, including removal and alterations to the flank elevation of grade II listed no. 73 Southampton Way, and construction of two buildings fronting onto Southampton Way (4 to 6 storeys) and Cottage Green (4 to 7 storeys) comprising 55 residential units and 687sqm GEA (commercial units for Class E and F uses, associated roof terraces, landscaping and public realm enhancements, refuse storage, and cycle and car parking. Application UNDER CONSIDERATION.

21/AP/1255 - Listed building consent application for the demolition and external alterations to parts within the site that are attached to the flank elevation of grade II listed no. 73 Southampton Way. Application UNDER CONSIDERATION.

75-77 Southampton Way

21/AP/1651 and 21/AP/1652 (Listed Building Consent) - Change of use from a 11-unit HMO (Hostel) (Sui Generis) into 6 self-contained flats (C3 Use Class),

(comprising 2 x one bedroom flats at Lower Ground Floor level, 2 x one bedroom flats at Ground Floor Level, 1 x one bedroom flat at First Floor Level, 1 x one bedroom flat at Second Floor Level. Applications UNDER CONSIDERATION

APPENDIX 4 Consultation undertaken

Press notice dates: 25/02/2021

Wells Way TRA
David.frost.larkin@gmail.com

Peachtree Services C/O DP9
David.morris@dp9.co.uk

7 Parkhouse Street London Southwark

66 Wells Way London Southwark

39A Southampton Way London
Southwark

Unit 4 First Floor Burgess Industrial
Estate Parkhouse Street

Unit 9 2-10 Parkhouse Street London

Flat 3 45 Southampton Way London

9 Parkhouse Street London Southwark

13 Parkhouse Street London Southwark

15-19 Parkhouse Street London
Southwark

5A Parkhouse Street London Southwark

43B Southampton Way London
Southwark

41A Southampton Way London
Southwark

13A Parkhouse Street London
Southwark

Unit 7 Burgess Industrial Park
Parkhouse Street

Unit 6 First Floor Burgess Industrial
Estate Parkhouse Street

Flat 3 47 Southampton Way London

Unit 2 Burgess Industrial Estate
Parkhouse Street

Unit 6 Ground Floor Burgess Industrial
Estate Parkhouse Street

Flat 1 45 Southampton Way London

Flat 2 45 Southampton Way London

41 Parkhouse Street London Southwark

9A Parkhouse Street London Southwark

7A Parkhouse Street London Southwark

3A Parkhouse Street London Southwark

11A Parkhouse Street London
Southwark

1A Parkhouse Street London Southwark

43A Southampton Way London
Southwark

41B Southampton Way London
Southwark

39B Southampton Way London
Southwark

5 Parkhouse Street London Southwark

3 Parkhouse Street London Southwark

11 Parkhouse Street London Southwark

1 Parkhouse Street London Southwark

47 Southampton Way London Southwark

41 Southampton Way London Southwark

43 Parkhouse Street London Southwark

10 Parkhouse Street London Southwark

| | |
|--|---------------------------------------|
| 2 Parkhouse Street London Southwark | 33A Southampton Way London Southwark |
| 12 Parkhouse Street London Southwark | |
| Unit Three And Ground Floor Unit Four And First Floor Unit Five Burgess Industrial Estate Parkhouse Street | 13 Southampton Way London Southwark |
| | 27A Southampton Way London Southwark |
| Flat 4 47 Southampton Way London | 15A Southampton Way London Southwark |
| Flat 2 47 Southampton Way London | |
| Flat 1 47 Southampton Way London | 27 Southampton Way London Southwark |
| Unit 10 Burgess Industrial Park Parkhouse Street | 39C Southampton Way London Southwark |
| Unit 5 Ground Floor Burgess Industrial Estate Parkhouse Street | 5-7 Southampton Way London Southwark |
| 65 Wells Way London Southwark | Flat A 25 Southampton Way London |
| 61 Wells Way London Southwark | 37 Southampton Way London Southwark |
| Flat 8 63 Wells Way London | 21A Southampton Way London Southwark |
| Flat 7 63 Wells Way London | 15B Southampton Way London Southwark |
| Flat 6 63 Wells Way London | |
| Flat 9 59 Wells Way London | 33B Southampton Way London Southwark |
| Flat 5 59 Wells Way London | |
| Flat 2 59 Wells Way London | 9-11 Southampton Way London Southwark |
| Dolphin Square Charitable Trustee C/O GL Herne, 280 High Holborn | Flat B 25 Southampton Way London |
| 02 Microcell 47175 30 Borough Road London | 31A Southampton Way London Southwark |
| Friends Of Burgess Park | 29A Southampton Way London Southwark |
| Wells Way TRA | 23B Southampton Way London Southwark |
| Peachtree Services C/O DP9 | |
| 35A-35B Southampton Way London Southwark | 23A Southampton Way London Southwark |
| 17B Southampton Way London Southwark | 19B Southampton Way London Southwark |

19A Southampton Way London
Southwark

17A Southampton Way London
Southwark

15C Southampton Way London
Southwark

35 Southampton Way London Southwark

31 Southampton Way London Southwark

21 Southampton Way London Southwark

17 Southampton Way London Southwark

1-3 Southampton Way London
Southwark

85 Wells Way London Southwark

69 Wells Way London Southwark

83 Wells Way London Southwark

Flat 21 55 Wells Way London

Flat 13 55 Wells Way London

Flat 4 63 Wells Way London

Flat 12 59 Wells Way London

71 Wells Way London Southwark

Flat 14 59 Wells Way London

Flat 10 59 Wells Way London

Flat 30 55 Wells Way London

Flat 9 55 Wells Way London

Flat 6 59 Wells Way London

Flat 1 59 Wells Way London

Flat 3 73 Wells Way London

Flat 13 59 Wells Way London

97 Wells Way London Southwark

Flat 8 55 Wells Way London

Flat 4 55 Wells Way London

Flat 1 55 Wells Way London

95 Wells Way London Southwark

87 Wells Way London Southwark

79 Wells Way London Southwark

Unit 9 Burgess Industrial Park
Parkhouse Street

Flat 28 55 Wells Way London

Flat 25 55 Wells Way London

Flat 17 55 Wells Way London

Flat 14 55 Wells Way London

Flat 11 55 Wells Way London

Flat 9 63 Wells Way London

Flat 3 63 Wells Way London

Flat 3 59 Wells Way London

Flat 1 73 Wells Way London

Flat 1 63 Wells Way London

Flat 15 59 Wells Way London

75 Wells Way London Southwark

Flat 4 59 Wells Way London

99 Wells Way London Southwark

105 Wells Way London Southwark

103 Wells Way London Southwark

101 Wells Way London Southwark

93 Wells Way London Southwark

91 Wells Way London Southwark

89 Wells Way London Southwark

81 Wells Way London Southwark

77 Wells Way London Southwark

Flat 29 55 Wells Way London
 Flat 27 55 Wells Way London
 Flat 26 55 Wells Way London
 Flat 24 55 Wells Way London
 Flat 23 55 Wells Way London
 Flat 22 55 Wells Way London
 Flat 20 55 Wells Way London
 Flat 19 55 Wells Way London
 Flat 18 55 Wells Way London
 Flat 16 55 Wells Way London
 Flat 15 55 Wells Way London
 Flat 12 55 Wells Way London
 Flat 10 55 Wells Way London
 Flat 7 55 Wells Way London
 Flat 6 55 Wells Way London
 Flat 5 55 Wells Way London
 Flat 3 55 Wells Way London
 Flat 2 55 Wells Way London
 Flat 4 73 Wells Way London
 Flat 2 73 Wells Way London
 Flat 5 63 Wells Way London
 Flat 2 63 Wells Way London
 Flat 8 59 Wells Way London
 Flat 7 59 Wells Way London
 Flat 11 59 Wells Way London
 Flat 6 73 Wells Way London
 Flat 5 73 Wells Way London
 67 Wells Way London Southwark

39 Parkhouse Street London Southwark
 Ground Floor Flat 39 Parkhouse Street
 London
 37A Parkhouse Street London
 Southwark
 37 Parkhouse Street London Southwark
 21-23 Parkhouse Street London
 Southwark
 Friends of Burgess Park

Re-consultation: 25/02/2021

Appendix 5: Consultation responses received

Internal services

Transport Policy

Archaeology

Design and Conservation Team [Formal]

Local Economy

Ecology

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Environmental Protection

Community Infrastructure Levy Team

Parks and Open Spaces

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Metropolitan Police Service (Designing Out Crime

Thames Water

Greater London Authority

Historic England

Natural England

Transport for London

Health and Safety Executive

Neighbour and local groups consulted:

135 John Ruskin Street London SE5 0PQ

Garden Flat 97 Camberwell Grove Camberwell

128 Benhill Road London SE5 7LZ

52 Vicarage Grove London SE5 7LP

1 Glengall Terrace London Se15 6nw

91 Coleman Road London SE5 7TF

101 Wells Way London Se57sz

30 Rainbow Street London SE57TD

20 Springfield House London SE5 8JY

12a St Giles Road Camberwell London

2 Queen Annes Sq Monnow Rd London

22 Coleman Road London SE5 7TG

30 Coleman Road London SE5 7G

48 vicarage grove 48 VICARAGE GROVE London

48 vicarage grove 48 VICARAGE GROVE London

69 Coleman Road London SE5 7TF

603 Blackwood Apartments Victory Place LONDON

6 claremont villas southamptpn way london

4 Datchelor Place London SE57AP

65 Wells Way London

3 St Giles Road London Se5 7rl

114 Benhill Road London SE5 7LZ

11 Leigh Court 1 Sam King Walk London

Friends Of Burgess Park

22 Ada Road Camberwell London

86 Tower Mill Rd London SE15 6BP
8 Marianne Close London SE5 7fh
20 Somerville Wellington close London
Flat 4 129 Southampton Way London
38a Coleman road London Se5 7tg
Flat 5 59 wells way Se5 7ub London
19 Addington Square London SE5 7JZ
3a Parkhouse St London SE5 7TQ
3 St Giles Road London
300 Southampton Way Camberwell London
25 Aylesbury Road London SE17 2EQ
79 Coleman Road LONDON SE5 7TF
19A Southampton way Camberwell SE5 7AW
18 Rainbow St London SE5 7TD
Flat 24 60 St Georges Way London
Wells Way TRA
Peachtree Services C/O DP9
3a Parkhouse Street London SE5 7TQ
52 Vicarage Grove London SE5 7LP
Flat 9, 59 Wells Way London SE5 7UB
Flat 9, 59 Wells Way London SE5 7UB
148 Elmington Road London SE5 7RA
126 Benhill Road London SE5 7LZ
41 Southampton Way London SE5 7SW
29 Gwen Morris House Wyndham Road London
35 Cooper Close London SE1 7QU
41 Southampton Way LONDON SE5 7SW

118 BENHILL ROAD LONDON SE5 7LZ
27 Rainbow Street Camberwell London
25 Rainbow Street London SE5 7TB
5a Parkhouse Street Camberwell London
50 Coleman Road Camberwell SE5 7TG
131 Benhill Road London SE5 7LZ
16 Sansom Street Camberwell London
101 Wells Way London SE5 7SZ
Top Flat 51 A Vicarage Grove London
4 Datchelor Place Camberwell SE57AP
18 Rainbow Street London SE57TD
13a Parkhouse Street London SE5 7TQ
26 Ada Road London SE5 7RW
13 Parkhouse Street London SE5 7TQ
8,Barnwell house London SE5 7rp
33 Trafalgar Avenue London SE15 6NP
121 Camberwell Road London SE5 0hb
165A Camberwell Road London SE5 0HB
23 Leigh Court London SE5 7FP
5 Sunset Buildings 76 Edmund Street London
7 Sunset Buildings 76 Edmund Street London
Flat 6 Barrett court, 1 Dobson walk London
19 Addington Square London SE5 7JZ
91 Pages Walk Southwark London
8 Dekker House Hopewell Street, Camberwell London
flat 18 42 Southampton way London
30 Oleander House 1b Glengall Road London

73 Copeland Road London SE15 3SL
7 James Stroud House Walworth Place London
128A Grosvenor Terrace London SE5 0NL
Flat 8 Dekker House Camberwell SE5 7QR
30 Love Walk London SE5 8AD
720A Holloway Road London N19 3NH
42 Farnet Avenue Purley CR82DN
37 CHESTER COURT LOMOND GROVE LONDON
Nuffield College New Road Oxford
9 Rollscourt Ave London
Kitson Villa Kitson Road London
70 Vassall Road London SW9 6HY
52 52 Vicarage Grove LONDON
22 Ayres court 74 new church rd Csmbereell
9 Leigh court London Se5 7fp
156 Crampton Street London
Flat 11 Dash Court 115 Elmington Road London
Garden Flat 97 Camberwell Grove Camberwell
11 Leigh Court 1 Sam King walk London
12 Unwin Close Peckham London
22 Ada Road Camberwell London
13 Hodgkin Court 2 Dobson Walk Camberwell
13 hogan court 57 edmund street London
Flat 17 Palfrey Court, 74 Edmund Street London SE5 7NR
20 Ayres court London Se57fa
50 Coleman Road Camberwell SE5 7TG
2 Naylor Road London SE15 1BE

33 Southhampton Way London Se5 7sw
25 Ivy Point 5 Hannaford Walk London
12 Radcliffe House Littlemore OX4 4XG
Apt 8/ 2 Kennington Lane London SE11 4FA
23 Main Street Calverton NG14 6FJ
54E Fordwych Road London NW2 3TG
Flat 7, UNCLE Apartments 3 Park Lane London
139 Charlton Road London SE7 7EZ
129 Southampton Way Flat 4 London
15B Sears St London SE5 7JL
Flat 13, Barrett Court London SE5 7FL
Etta Street London SE85NR
28 The Shires Droylsden Manchester
42 Camberwell Grove London SE5 8RE
18 ada road london SE5 7RW
flat 10 Sunset Buildings 76 Edmund Street Camberwell
126 Crystal Palace Rd London SE22 9ER
The house 47 Southampton way London
39 Fairhazel Gardens London NW6 3QN
101 Wells Way London SE57SZ
25 Fielding Street London SE17 3HE
Flat 6 69 Camberwell Grove London
77 LOWER BLANDFORD ROAD BROADSTONE BH188NS
138 Beehive Lane Ilford
101 Wells way London Se57sz
19 Hambling Court 42 Southampton Way London
18 Leigh Court 1 Sam King Walk London

7 Ayres court London SE5 7FA
Flat 1 totters court 10 Westmorland Road London
8 Hambling Court 42 Southampton Way London
20 Ayres Court 74 New Church Rd London
51A Naylor Road London SE15 1QJ
Flat 4 Proctor House Picton Street London
18 Ada Road London SE57RW
51 Thornton avenue London W41qf
23 Trinity House Bath Terrace London
29a Gilmore Road London Se13 5ad
Dean Bradley House 52 Horseferry Road London
Flat 1 Belfort East Street Farnham
Flat 5, 155 Jerningham Road Flat 5 London
Flat 306 83 Crampton Street London
23 Brantwood House Wyndham Estate London
1 Hurst Lodge Stanley Avenue London
4 North Place Merton London
177 Cator Street Ground Floor London
309 Holloway Road London N7 9DS
18 Purbrook Estate Tower Bridge Road London
29 Leander Road Brixton London
12, Tilson Close London Se57tz
77 Pages Walk London SE1 4HD
7 Hodgkin Court 2 Dobson Walk Camberwell
Flat 4, Proctor House Picton Street London
Flat 411, South City Court 52 Peckham Grove London
130 Benhill Road London SE5 7LZ

54 Grange Road Bermondsey
6 Claremont Villas Southampton Way London
40 Phelp Street Walworth SE17 2PL
17 Hoptons Gardens Hopton Street London
Flat 22, Fontenelle London SE5 7DT
Flat 22 hambling court 42 Southampton Way London
132 Benhill Road London SE5 7LZ
23B Southampton Way London SE5 7SW
38a Coleman road London SE5 7TG
3 Tilson Close Camberwell London
13 Palfrey court 74 Edmund Street London
30 Hambling Court 42 Southampton Way London
30 Hambling Court 42 Southampton Way London
65 Wells Way London SE5 7GA
5 Barrett Court London SE5 7FL
Top Flat, 4 Claremont Villas Southampton Way London
160a Wyndham Road London SE5 0UB
Flat 55 Gwen Morris House Wyndham Road London
10 St Giles Road London SE5 7RL
118 Benhill Road London Southwark
17 Leigh Court 1 Sam King Walk London
7 Ayres Court 74 New Church Road London
Flat E, 132 Elmington Road London SE5 7RA
15 Hambling court 42 Southampton Way London
18 RAINBOW STREET LONDON SE5 7TD
Flat 53, Woodsford London SE17 2TN
43 South City Court London SE15 6FR

Bushey Hall, Flat 3 Bushey Hill Road Camberwell
97 Coleman Road London Se5 7tf
300 Southampton Way Camberwell London
603 Blackwood Apartments Victory Place London
1 Sondes Street London SE172PQ
298 Raeburn Avenue Berrylands Surbiton
12 Tilson close London SE5 7tz
Flat 11 St Stephen's house London Se172PR
28 Sutherland Square London SE17 3EQ
1 Barrett Court London SE 7FL
Flat 47 62 St Georges Way London
2 Churchmead London SE5 0ET
2 Barrett Court 1 Dobson Walk London
119 Coleman Road London SE5 7TF
Flat 22 Hambling Court 42 Southampton Way London
57 Pages Walk London Southwark
25b Southampton way London SE5 7SW
18 Rainbow St, LONDON SE5 7TD
9b Vicarage Grove, London London SE57LW
Camberwell
Dean Bradley House 52 Horseferry Road London SW1P 2AF
Flat 65, Emperor Apartments 3 Scena Way London
Dean Bradley House 52 Horseferry Road London SW1P 2AF
81A Grove Park London SE5 8LE

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| | | | |
|------------------------------------|--|---------------------------------|--|
| Item No. 6.2 | Classification: Open | Date: 19 October 2021 | Meeting Name: Planning Committee |
| Report title: | Development Management planning application: Application 20/AP/2421 for: Full Planning Application Address: Hilton London Bankside, 2-8 Great Suffolk Street, London Proposal: Proposed infill extension of existing hotel at 4th, 5th and 6th floor, with proposed single storey rooftop extension to provide additional hotel bedrooms, with associated plant, cycle parking and ancillary works | | |
| Ward(s) or groups affected: | Borough & Bankside | | |
| From: | Director of Planning and Regeneration | | |
| Application Start Date | 27/08/2020 | Application Expiry Date | 19/10/2021 |
| Earliest Decision Date | 19/10/2021 | | |

RECOMMENDATIONS

1. Grant planning permission with conditions and legal agreement.
2. In the event that the legal agreement is not completed by 1st May 2022, that the Director of Planning and Growth be authorised to refuse planning permission for the reasons set out in the section 174 of this report.

EXECUTIVE SUMMARY

3. Planning permission is sought for a series of infill roof extension to provide an additional 76 guestrooms on an existing Hotel (C1). Twelve of the proposed 76 guestrooms will be for adaptation to accessible standards with en-suite facilities (15% of total provision). The increase in hotel floorspace has the potential to generate 10 additional FTE positions, and seven sustained FTE positions will be secured through the s106 agreement.

| | Existing | Proposed | Change +/- |
|--------------------|-----------------|-----------------|-------------------|
| Use Class | 20,962 sqm GIA | 24,959sqm GIA | + 3,997sqm |
| Use Class C1 Hotel | 292 rooms | 368 rooms | + 76 rooms |
| Jobs created | 70 (approx.) | 80 (approx.) | +10 |

| | | | |
|--|--|--|----|
| Jobs (of which local apprenticeships sought) | | | +7 |
|--|--|--|----|

4. The proposal would result in 45.8% savings across the entire development against Part L of the 2013 Building Regulations. The proposal would achieve BREEAM ratings of 'Excellent'.

| | |
|---|-------|
| CO2 Savings beyond part L Building Regulations. | 45.8% |
|---|-------|

5. The proposal would result in 740sqm increase in sedum roof area from approximately 1160sqm to 1900sqm.

| | Existing (sqm) | Proposed (sqm) | Change +/- |
|-------------------|----------------|----------------|------------|
| Green/Brown Roofs | 1160 | 1900 | + 740 |

6. Six additional cycle spaces will be provided in accordance with the London Plan. Servicing and delivery will be in accordance with existing configurations.

| | Existing | Proposed | Change +/- |
|----------------------|--|--|------------|
| Cycle parking spaces | 39 cycle parking spaces (35 x long stay and 4 short stay spaces) | Six additional cycle spaces (4 x long-stay and 2 x short-stay) | + 6 |

7. The planning obligations comprise of seven sustained jobs for Southwark residents as a result of the increased floorspace:

| | |
|------------------|--|
| CIL (estimated) | £ 1,147,296.00 |
| MCIL (estimated) | £ 590,520.00 |
| S106 | £ 30,100 for general and end-user phase jobs or the equivalent of seven sustained jobs for Southwark residents |

BACKGROUND INFORMATION

Site location and description

8. The Site forms part of a triangular urban block defined by Southwark Street to the north, Great Suffolk Street to the east, Bear Lane to the west, and Dolben Street to the south. A part pedestrianised route, Price's Street, runs east-west through the block, to the north of the site and separating it from the buildings lining Southwark Street.
9. The Site has a public transport accessibility level (PTAL) of 6b, which is the highest level on the PTAL scale. The Site is within walking distance of underground stations Borough, Southwark, Waterloo East, Blackfriars and London Bridge, which major stations provide access to the wider South East.
10. This section assesses the significance of the designated and non-designated

heritage assets located within 150m of the centre of the Site. The hotel sits directly behind the Grade II listed Former Fire Station as well as the Grade II* listed Kirkaldy's Testing Works. Nos. 124 & 126 Southwark Street and the Grade II* Almshouses are other notable heritage assets located close by.

Surrounding area

11. There are four buildings to the north of the Site, set between Price's Street and Southwark Street and together forming a continuous built frontage to both streets. The eastern half of this group comprises two adjacent listed buildings, the former Fire Station (grade II) and the Kirkaldy's testing works and testing machine building (grade II*), which are both four-storey 19th century warehouse buildings. A Holiday Inn Express lies to their west, comprising two linked buildings, a five/six storey 19th century building and a seven-storey modern building (dating from 2017, in its current extended and reclad form).
12. A four-storey linear post-war apartment block, Friars Close, lies to the west of the site on Bear Lane. A seven-storey modern apartment block sits to its south, on the corner with Treveris Street. A residential scheme dating from 2009, clad in brick and rising to a maximum eight storeys in height, is located to the south of the site.
13. There is also a series of buildings between five storeys and nine storeys lie to the east of the Site, along Great Suffolk Street. These include a five storey 19th century building on the corner of Great Suffolk Street and Southwark Street, a late 20th century building of four storeys height with a set-back fifth attic floor above to its south, and a nine-storey modern hotel building further south of that.
14. In terms of the wider context of the Site, Southwark Street is an important east-west route, connecting Borough High Street in the east with Blackfriars Road in the west. Southwark Street and the area around it have been subject to large-scale redevelopment in recent years and decades, including the 13 storey Blue Fin office building, located north-east of the Site, and the Neo Bankside residential development, north of the Site and comprising four towers of up to 24 storeys in height. The Tate Modern gallery (unlisted) lies approximately 150m north of the Site, and the River Thames is around 350m north of the Site.

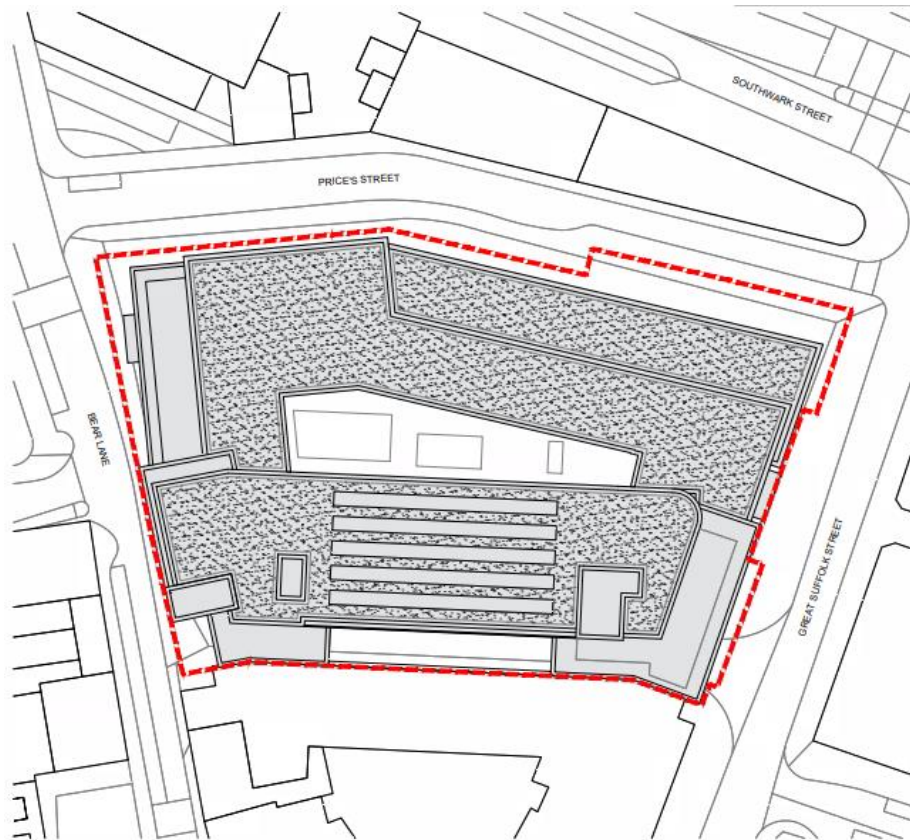


Image 1: Existing Site Plan



Image 2: Existing building photo view from Great Suffolk Street.

Details of proposal

15. The proposed development seeks to deliver a series of single storey infill extensions to existing fourth, fifth floor and sixth floor levels, enclosure of extensive existing rooftop plant at equivalent eighth floor level and new ninth floor level to provide a total of 76 additional guestrooms and associated stores, reduced from originally proposed 82 additional guestrooms. The proposal will provide an uplift of 3,997sqm, reduced from the initially proposed 4,218 square metres (GIA).
16. The proposals have been reviewed on three occasions at pre-application stage (19/EQ/0384, 19/EQ/0188, 20/EQ/0029).
17. During the course of this application revisions were received to the detailed design. This included:
 - Reduction of the proposed infill floorspace at 5th floor from 1233sqm (GIA) to 1012sqm (GIA)
 - Realignment of the internal proposed 6th floor layout
 - A reduction in the number of hotel bedrooms proposed from 82 to 76, a reduction of six bedrooms.
 - Introduction of a 27sqm (GIA) terrace at 5th floor to replicate the terrace removed at 4th floor as part of the proposed infill.
18. Further information was also received as part of this second submission pack, including:
 - Revised Daylight and Sunlight Assessment – by GIA ref 2526 dated 07/05/2021
 - Cumulative impact on Daylight and Sunlight for Holmwood Buildings (97-97A Southwark Street) –by GIA ref 2526 dated 28/05/2021
 - Energy Statement Revision C –by Hoare Lea dated 21/05/2021
 - CGI drawings dated 01/06/2021
 - Addendum to the Air Quality assessment, Transport assessment, Travel Plan, Delivery and Servicing Management Plan and Ventilation statement to reflect the reduction in massing



Image 3: Proposed fifth floor plan. The blue shading refers to the proposed extension, the green demarcates the proposed accessible guestrooms and the grey shading is the existing building.



Image 4: Proposed massing model of development view from the junction of Great Suffolk Street and Southwark Street

Planning history

19. See Appendix 3 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

20. The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use;
 - b) Environmental impact assessment
 - c) Socio-economic impacts
 - d) Density;
 - e) Design, layout, heritage assets and impact on Borough and London views;
 - f) Landscaping and trees;
 - g) Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - h) Transport and highways;
 - i) Noise and vibration;
 - j) Energy and sustainability;
 - k) Ecology and biodiversity;
 - l) Planning obligations (S.106 undertaking or agreement);
 - m) Mayoral and borough community infrastructure levy (CIL);
 - n) Community involvement and engagement;
 - o) Consultation responses, and how the application addresses the concerns raised;
 - p) Community impact and equalities assessment;
 - q) Human rights;
 - r) Positive and proactive statement, and;
 - s) Other matters

Legal Context

21. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
22. 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

23. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

The site is located within the:

- Central Activities Zone
- Air Quality Management Area
- Borough, Bermondsey and Rivers Archaeological Priority Zone
- Bankside and Borough District Town Centre
- Bankside, Borough, London Bridge Strategic Cultural Areas
- Bankside, Borough and London Bridge Opportunity Area
- Flood Zone 3

Consultation

24. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 4.

Consultation responses from members of the public

25. Over the course of this application 123 notification letters were sent, across two rounds resulting in a total of 9 objections.
26. Following the initial notification, six responses were received from members of the public all of which were objections. Summarised below are the material planning considerations raised by members of the public.
27. Design quality and site layout:
- Too close to adjoining properties and overbearing for 97/97A Southwark Street
 - Development too high
28. Neighbour amenity impacts:
- Loss of light for neighbours – which have already experienced loss of light particularly flats on 97/97A Southwark Street
 - Noise nuisance from outside restaurant in Price's street
 - Loss of privacy for neighbours from further hotel rooms facing directly into the apartment's only south-facing window
29. These matters are addressed in the relevant following parts of this report. Amendments were sought following receipt of these objections, to improve daylight sunlight outcomes by reducing the massing of the proposed roof extension. This included the increased setback and removal of six proposed guestrooms, resulting in improved daylight sunlight for neighbouring units. This

is addressed in the daylight/sunlight section of the report.

30. Following the amendments referred to above, neighbours were notified and three objections were received from different neighbours regarding:
 - Loss of daylight, sunlight, skylight (for residents on 5B Bear Lane)
 - Sense of overlooking / loss of privacy (for residents on 5B Bear Lane)
 - Noise nuisance from pubs/restaurants in the arches
31. These matters are addressed in the relevant following parts of this report. The daylight sunlight report reveals that there are some impacts to the residents at Bear Lane, however these are of minor significance and appropriate in balance with the proposed development. Upon consultation with Southwark's noise nuisance team, there have been no noise nuisance complaints submitted in conjunction with the existing hotel.

Consultation responses from external consultees

32. Summarised below are the material planning considerations raised by external consultees, within the relevant sections of the report.
33. Environment Agency, Thames Water and TFL have no objection to the proposed development given necessary conditions to attach to any grant of planning permission.

Principle of the proposed development in terms of land use

Existing lawful land use

34. The existing hotel in addition to the 282 bedroom comprises a ballroom that caters for 750 guests, an ancillary restaurant, treatments rooms, a swimming pool, a gym, meeting rooms and a bar, which has an outdoor terrace facing onto Princes Street. The existing hotel floorspace is approximately 20,962sqm GIA, the ancillary facilities floorspace of the existing hotel is approximately 2,808sqm, equalling 13.4% of the total floorspace is providing ancillary facilities.
35. The principle of a hotel use in this location is established through its existing use. The following assessment relates to whether the proposed additional hotel floorspace is appropriate in terms of design, scale, function, parking and servicing and respond positively to the local character

Proposed uplift of hotel floorspace

36. During the course of this application the quantity of proposed C1 uplift reduced from 4,218sqm to 3,997sqm following a 221sqm reduction to the fifth floor infill. It also reduced the number of hotel bedrooms by six bedrooms from originally proposed 82 additional hotel bedrooms to 76 proposed hotel bedrooms.
37. The proposed development continues the existing hotel use on site. The proposed development provides an uplift 76 additional hotel bedrooms, thereby intensifying the existing hotel use in response to a growing demand for visitor

accommodation.

Policy designations

38. Saved policy 1.12 of the Southwark Plan states that hotels will be encouraged in areas with high public transport accessibility, but that they will not be permitted where they would result in an over dominance of visitor accommodation in the locality. Strategic Policy 10 - Jobs and businesses of the Core Strategy advises that hotels would be allowed in town centres, strategic cultural areas and places with good accessibility to public transport, providing that there is no harm to local character. In addition, the Borough, Bankside and London Bridge SPD advises that suitable locations for hotels include the northern end of Blackfriars Road. This proposal is located in a site that already has been deemed suitable for hotel use. It utilises the existing transport and servicing infrastructure, and provides minimal harm to the local character of the area. The assessment on impacts on local character is explained in the design section of this report.
39. The New Southwark Plan (P40 Visitor Accommodation) requires 10% of the total floorspace provided as ancillary facilities. It also requires hotels to respond positively to the local character through design, scale, function, parking and servicing arrangements and protect the amenity of the local community and visitors to the hotel. While no additional ancillary floorspace is proposed, the existing ballroom, restaurant, swimming pool bar, treatments rooms, gym and bar with outdoor terrace will be unaffected by the proposed development and comprise 2,808sqm of the proposed 24,959sqm C1 floorspace (11.1%). The proposals impact on design, harm, and transport are assessed in later sections of this report.
40. The London Plan 2021 (E10) supports hotels in town centre locations and around the CAZ. It also requires 10 per cent of new bedrooms to be wheelchair-accessible and 15% of new bedrooms to be wheelchair-adaptable of British Standards. The proposed development includes a provision of 15% of the total hotel bedrooms (existing and proposed) to be adaptable to accessible guestroom, which equates to 12 of the proposed 76 new rooms.
41. Policy E10 aims to provide a net increase of 58,000 bedrooms of serviced accommodation by 2041 and advises boroughs to focus strategically important new visitor provision within opportunity areas and within the Central Activities Zone (CAZ). The application site is located within the CAZ. It has a high public transport accessibility level (which is 6b on scale where 1 represents low accessibility and 6b represents the highest accessibility) and is within short walking distances of Southwark tube station, Blackfriars tube and train station and London Waterloo East train station. Near the site is bus routes on Blackfriars Road at its western side plus the bus routes on Southwark Street at its immediate northern sides. The location therefore does meet the requirement for high public transport accessibility.

Assessment

42. The principle of additional hotel floorspace is acceptable in this location. The applicant has demonstrated the demand for increased visitor accommodation

in this location and the proposed rooftop extension would intensify an existing established hotel use. Alternative uses would not be appropriate in this location, and the public benefits of increased visitor accommodation in generating increased employment in a location of high demand has been demonstrated. The proposal does not lead to an overdominance of hotel accommodation, providing a 29% uplift of existing hotel bedrooms, in line with local hotel demand growth demonstrated in the area. The impacts of the increased hotel accommodation is acceptable in principle, however the amenity, impacts on local character and transport implications will be assessed in greater details in subsequent sections of this report.

Socio-economic impacts

43. London Plan Policy E11 requires development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases. This requirement is also covered by Saved Policy 1.1 of the Southwark Plan and Policy P27 of the emerging NSP, with the methodology for securing these opportunities prescribed by the Council's Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 with 2017 Addendum)
44. As the scheme falls below the 5,000sqm threshold of new non-residential floorspace as required by the S106 agreement, no planning obligations will be required in regard to construction phase jobs, affordable business space or displaced business. The only planning obligation relating to socio-economic impacts will relate to general and end-user phase (skills, training and employment) where the threshold for providing jobs is 2,500sqm of new non-residential space, which this scheme surpasses.
45. The proposed development will add 76 bedrooms. Using the employment density figures for an 'upscale' hotel according to the description of hotel facilities, this would be expected to generate 38 additional FTE jobs according to HCA employment densities. The formula in our SPD for hotels target 20% of the estimated FTE employment on site according to the HCA to be secured through the s106. This should provide a general and end-user phase jobs target of 7 jobs for unemployed Southwark residents, with a maximum employment in the end-use shortfall contribution of £30,100. This will be secured within the s106 agreement.
46. In terms of direct employment, the proposed uplift in hotel floorspace has the potential to deliver 10 FTE extra positions according to the submitted details. The workers would also generate considerable spend in shops and services in the local area, which is a major and enduring benefit of the development.
47. According to the submitted planning statement, the existing Bankside Hilton Hotel (prior Covid-19) would sell its rooms at a 90% occupancy rate, which equals 8,146 rooms per month with 1.5 guests per room equalling to 12,219 guests per month. With the proposed extension, this would equal a total increase to 15,610 guests per month, not only for the hotel, but also for Bankside and the wider area.

Environmental Impact Assessment

48. The European SEA Directive is transposed into UK law by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2017. The Regulations set out the circumstances under which development needs to be under pinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
49. The development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations and the European Commission guidance.
50. Consideration however should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else is likely to give rise to significant environmental impacts. The proposed application is the extension of an existing site for the purposes of a hotel for additional hotel floorspace. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.

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

Daylight, sunlight and overshadowing

51. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be acceptable
52. A revised Daylight and Sunlight assessment was received by GIA dated 07/05/2021 to reflect the reduction to the massing of the 5th floor infill. These changes were made to reduce the impact of daylight and sunlight to the Holmwood Buildings directly opposite the site at 97-97A Southwark Street. The information for the remainder of the neighbouring dwellings remain applicable within the original Daylight and Sunlight assessment submitted.

Daylight

53. The Daylight and Sunlight assessment considers the impact on daylight for the following buildings:

Table 1 – Overall summary of daylight and sunlight impact

| 54. Residential Buildings Assessed | Windows Tested | Non-BRE Compliant (VSC) | Non-BRE Compliant (APSH) | Rooms Tested | Non-BRE Compliant (NSL) |
|--|----------------|-------------------------|--------------------------|--------------|-------------------------|
| 97-97A Southwark Street (Holmwood Buildings) | 41 | 17 (41.5%) | 9 (30.0%) | 17 | 4 (23.5%) |
| 101 Southwark Street (Dominion House) | 24 | 20 (83.3%) | 7 (29.2%) | 18 | 10 (55.6%) |
| 15A Great Suffolk Street | 99 | 0 | 0 | 88 | 0 |
| 103-109 Southwark Street | 38 | 0 | 0 | 35 | 0 |
| 31 Bear Lane | 27 | 5 (18.5%) | 0 | 14 | 0 |
| 5-7 Bear Lane | 26 | 2 (7.7%) | 0 | 14 | 0 |
| 1-26 Friars Close | 68 | 0 | 0 | 68 | 0 |
| Total | 323 | 44 (13.6%) | 16 (4.5%) | 254 | 14 (5.5%) |

55. 103-109 Southwark Street (Holiday Inn), 15A Great Suffolk Street (Premier Inn) 1-26 Friars Close were also tested, however achieved full compliance across all three tests therefore are not discussed further below.

Holmwood Buildings

56. In relation to VSC, 24 of the 41 windows assessed (58.5%) achieve BRE compliance, following the implementation of the proposed scheme. The remaining 17 windows are not compliant with BRE targets. These windows experience VSC reductions ranging from 20.7% to 29.4%, which is considered minor adverse beyond the 20% reduction suggested as acceptable by the BRE guidelines. The VSC levels retained are at a minimum 11.7-11.1%. for five windows which serve a mixture of living room / kitchen / dining rooms (LKDs) and studio apartment. The remaining windows are in excess of 15% VSC in the proposed condition.
57. This is an improvement from the originally proposed scheme, where 22 of the 41 (53.7%) windows assessed achieved compliance. Twelve windows retained VSC values ranged from 10 to 14.1%.
58. In terms of NSL, of the 17 rooms assessed, thirteen will achieve BRE compliance (76.5%), once the proposed scheme is implemented. The remaining four rooms would experience NSL reductions of between 25.7% and 28.6%, which is considered minor adverse beyond the 20% reduction

suggested as acceptable by the BRE guidelines. This is an improvement from the originally proposed submission where eleven of 17 rooms achieved BRE compliance.

59. Vertical Sky Component (VSC)

| Window | | | Loss | | |
|-------------------|------|---------------|--------|--------|-------|
| Total | Pass | BRE compliant | 20-30% | 31-40% | 40% + |
| 41 | 24 | 58.5% | 17 | 0 | 0 |
| No Sky Line (NSL) | | | | | |
| Room | Pass | BRE compliant | 20-30% | 31-40% | 40%+ |
| 17 | 13 | 76.5% | 4 | 0 | 0 |

Table 2 – This Table shows detailed breakdown of Vertical Sky Component (VSC) and No Sky Line (NSL) for Holmwood Buildings.

101 Southwark Street (Dominion House)

60. All rooms assessed within this property serve as hotel bedrooms and as such, their use is transitory in nature. From the outset, it is important to note that less weighting should be given to the daylight and sunlight requirements of these rooms, when compared with typical residential light receptors.
61. In relation to VSC, four of the 24 windows assessed (16.7%) will achieve BRE compliance, following the implementation of the proposed scheme. Nine windows will experience VSC reductions of between 20% to 30%, which is minor adverse beyond the 20% reduction suggested as acceptable by the BRE guidelines. Of the remaining 11 windows, eight windows will retain VSC values in excess of 15%. Three remaining windows, do not achieve BRE compliance in the existing condition and in the proposed condition, these windows will retain VSC values ranging from 13.0% to 13.3%.
62. In terms of NSL, of the 18 rooms assessed, eight will achieve BRE compliance (44.4%), once the proposed scheme is implemented. A further three rooms will achieve NSL reductions of between 20% and 30% (29.3%, 24.1% and 29.8%), which we would consider to be only marginally beyond the 20% reduction suggested as acceptable by the BRE guidelines. Of the seven remaining rooms, two will continue to receive sky visibility to more than 50% of their area, in the proposed condition. These five remaining rooms would have a major adverse impact greater than 40% loss and two of the remaining rooms a moderate-major impact of between 30-40% losses in NSL to these hotel guestrooms.

63. Vertical Sky Component (VSC)

| Window | | | Loss | | |
|--------|------|---------------|--------|--------|-------|
| Total | Pass | BRE compliant | 20-30% | 31-40% | 40% + |
| 24 | 4 | 16.7% | 9 | 8 | 3 |

| No Sky Line (NSL) | | | | | |
|-------------------|------|---------------|--------|--------|------|
| Room | Pass | BRE compliant | 20-30% | 31-40% | 40%+ |
| 18 | 8 | 44.4% | 3 | 2 | 5 |

Table 3 – This Table shows detailed breakdown of Vertical Sky Component (VSC) and No Sky Line (NSL) for Dominion House.

31 Bear Lane

64. In relation to VSC, 22 of the 27 windows assessed (81.5%) will achieve BRE compliance, following the implementation of the proposed scheme. The remaining five windows will experience VSC reductions of between 20% to 30% (21.9%, 22.5%, 21.6%, 22.1% and 22.7%), which falls beyond the 20% reduction suggested as acceptable by the BRE guidelines and are noted as minor adverse within BRE guidance.
65. 31 Bear Lane is entirely BRE compliant in terms of NSL.

66. Vertical Sky Component (VSC)

| Window | | | Loss | | |
|--------|------|---------------|--------|--------|-------|
| Total | Pass | BRE compliant | 20-30% | 31-40% | 40% + |
| 27 | 22 | 81.5% | 5 | 0 | 0 |

Table 4 – This Table shows detailed breakdown of Vertical Sky Component (VSC) for 31 Bear Lane.

5-7 Bear Lane

67. In relation to VSC, 24 of the 26 windows assessed (92.3%) will achieve BRE compliance, with the proposed scheme in-situ. There are two windows which will experience VSC reductions of between 20% and 30% (21.5% and 28.1%), which we would consider to be only marginally beyond the 20% reduction suggested as acceptable by the BRE guidelines and are noted as minor adverse within BRE guidance.
68. 31 Bear Lane is entirely BRE compliant in terms of NSL.

69. Vertical Sky Component (VSC)

| Window | | | Loss | | |
|--------|------|---------------|--------|--------|-------|
| Total | Pass | BRE compliant | 20-30% | 31-40% | 40% + |
| 26 | 24 | 92.3% | 2 | 0 | 0 |

Table 5 – This Table shows detailed breakdown of Vertical Sky Component (VSC) for 5-7 Bear Lane.

Conclusions on Daylight

70. In summary, and taking the amended proposal into consideration, 86.4% (279 of 323 windows tested) of all assessed windows meet the BRE recommendations for the VSC as a result of the proposed development. Omitting the hotel (Dominion House), 92% (275 out of 299 windows tested) of residential windows meet the BRE recommendations for VSC as a result of the proposed development.
71. Considering the amended proposal, 95.5% (240 out of 254 rooms assessed) meet the BRE recommendations for NSL as a result of the proposed development. Omitting the hotel (Dominion House), 98.4% (250 of 254 rooms assessed) meet the BRE recommendations for NSL as a result of the proposed development.

Sunlight

Annual Probable Sunlight Hours (APSH)

Holmwood Buildings

72. In relation to APSH, 19 of the 28 windows assessed (67.9%) and 12 of the 17 rooms assessed (70.6%) will achieve BRE compliance, following the implementation of the proposed scheme. The nine windows and five rooms which are not compliant are unaffected annually, however will experience APSH reductions in the winter months. These nine windows will retain high annual APSH values of between 29% and 59% above the BRE recommended value of 25%.
73. This reduction in massing is an improvement on the initially proposed scheme where 14 of 28 windows assessed (50%) where 10 of the 17 rooms assessed (58.8%).

101 Southwark Street (Dominion House)

74. In relation to APSH, 17 of the 24 windows assessed (70.8%) and 14 of the 18 rooms assessed (77.8%) will achieve BRE compliance, following the implementation of the proposed scheme. Seven windows and four rooms which will not achieve BRE compliance for sunlight each serve hotel bedrooms.
75. In summary, 93.5% of the assessed windows meet the BRE recommendations for APSH as a result of the proposed development.

Conclusion on Daylight and Sunlight

76. The amended daylight and sunlight assessment demonstrate that the proposed development will result in compliant BRE levels for 86.4% of the assessed rooms in terms of VSC, 95.5% of the assessed windows for NSL and 93.5% of the assessed windows for APSH levels. Generally, the rooms with the most significant transgressions from BRE guidelines have an existing condition below recommended levels. These transgressions in daylight and sunlight are deemed acceptable based on the relatively limited degree of harm

to surrounding amenity.

Overlooking and privacy of neighbouring properties

77. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. Due to the nature of development as a roof extension, the distances between surrounding building would not change and there does not present additional risk of overlooking with the proposed roof extensions.

Overshadowing Assessment

78. A review of the site plan shows that there is no amenity space located in close proximity to the proposed development.

Noise and vibration

79. The application was accompanied by a Noise and vibration impact assessment was submitted by Hoare Lea (ref: 1012345, Rev 3, dated: 18 August 2020), which details measures for mitigating noise and disturbance from plant (power, heating and cooling machinery), other equipment, the various hotel uses within the proposed building and the hotel terraces. The Council's Environmental Protection Team has reviewed the Noise Impact Assessment.

Plant noise

80. The proposal include the relocation of existing mechanical services plant as well as the installation of new mechanical services plant within the building. The design of the new plant proposed on each floor level and the alterations to the existing roof plant at level 8 will be subject to further detailed development. Although the plant specifications have yet to be finalised, and therefore the plant noise levels are not known, the Noise Impact Assessment identifies appropriate forms of sound abatement, such as acoustic louvres and screens. The Environmental Protection Team is satisfied with the Noise Impact Assessment and its conclusions. To ensure the installed plant and its acoustic enclosure is of an adequate specification, an attenuation condition is recommended.

Public noise nuisance

81. The surrounding area is mixed in character and comprises a range of uses, including hotel, commercial and residential uses, including dwellings immediately adjacent to the Site on 18 Great Suffolk Street. The nearest noise sensitive area is therefore identified as the proposed development itself and existing residential dwellings to the south within 18 Great Suffolk Street. The proposed roof extensions of hotel floorspace is not anticipated to result in any additional disturbance to residents identified in the baseline noise-levels calculated within the noise impact assessment. Objections were raised from neighbouring residents regarding noise from the railway arches to the South, which do not fall within the scope of the planning proposals.

Conclusion on noise

82. In summary, and having given regard to the surrounding area, the Environmental Protection Team is satisfied that no unacceptable noise or disturbance would arise from the range of uses proposed, their associated plant requirements and the proposed publicly-accessible spaces. This is subject to conditions relating to noise attenuation.

Design

Site context

83. The existing hotel measured from external ground level to top of upper roof parapet is +25.450m. The proposed extension will increase the building height by 6.8m (measured from external ground level to top of new parapet at ninth floor) to +32.250m. In accordance with the London Plan and emerging Local Plan, the building would be considered a tall building if this were to be a wholesale development of the whole site. However, as the height increase is due to an extension, the proposal is not GLA referable and would be classified as extending an existing building only, rather than creating a new tall building, which is where assessment of tall building policies are applicable. Notwithstanding this, as the proposals do determine the overall height of the building including the proposed extension as more than 30m, a proportionate assessment of tall building policies should be provided.
84. In terms of the locational requirements for tall buildings the site is situated within a highly accessible location. The site is also located within a CAZ, Bankside and Borough District Town Centre, Bankside and Borough and London Bridge Opportunity Area and Strategic cultural area. The principle of a tall building in this location therefore must be assessed against the requirements of saved policy 3.20 of the Southwark Plan, which requires that all tall buildings should :
- i. Make a positive contribution to the landscape; and
 - ii. Be located at a point of landmark significance; and
 - iii. Be of the highest architectural standards; and
 - iv. Relate well to its surroundings, particularly at street level
 - v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
- i. Make a positive contribution to the landscape; and
85. Landscape and public realm is an important part of any proposal for tall buildings. The public realm not only creates a setting for the towers, allowing them to 'land' appropriately but also offers an opportunity for such a development to demonstrate the benefits that can flow from reaching vertically to free up more space at grade in a congested part of the city such as this.
86. The proposed extension will not provide additional publically accessible space.

The existing hotel provides 2,808sqm of the ancillary facilities, which are available to the public for use. The existing ancillary facilities are high quality, providing a ballroom that caters for 750 guests, restaurant, treatments rooms, a swimming pool, a gym, meeting rooms and a bar, which has an outdoor terrace facing onto Princes Street all of which are accessible to the public. Considering the proposal relates only to extensions to the roof, development requirements to the public realm are not necessary.

ii. Be located at a point of landmark significance; and

87. The existing hotel is located in a densely developed urban context which is hugely varied in terms of the scale, age, style and appearance of the buildings within it. Nevertheless there is a range of attractive and coherent traditional townscape buildings of 4-5 storeys high along Southwark Street to the north. The range includes two listed buildings (the Kirkcaldy Testing Works and the Former Fire Station) immediately to the north of the hotel site and 95 Southwark Street a little to the east. All of these are decorative Victorian commercial buildings with tiers of expressive arched windows.
88. It is worth noting that these buildings are largely experienced in the context of modern large scale development in the local area, such as the Blue Fin building and Neo Bankside. In addition the existing hotel building rises into the skyline above the buildings as viewed from the north across Southwark Street- albeit not to a great degree.
89. The hotel itself is separated from the listed buildings by the relatively narrow and newly created Price's Street. It steps down toward this street such that it is at this point rather lower in height than the two listed buildings. The backs of the listed facing the street is very plain and was clearly designed as secondary facades.
90. The south of the hotel site along great Suffolk Street and Bear Lane has also experienced new development. The hotel sits comfortably within in the scale of its near neighbours including the nearby Holiday Inn and the large new housing development.
91. In accordance with the site designations and the scale of the existing building and that of the surrounding area, this is an appropriate location for a tall building, albeit not one that is intended to function as a landmark.

iii. Be of the highest architectural standards; and

92. The main proposal is to infill the existing steps of the building so that it presents an additional two storeys (on top of four) to Price's Street. A further set-back floor is also provided.
93. Overall the height of this part of the building will be somewhat lower than the higher part of the existing building just to the south. More importantly, however, the increase in the scale and massing of the lower portions of the building will not overwhelm the listed building to the north and will be appropriate for the scale of Price's Street. The materials chosen, including render with a lightweight glass top to the street frontage portion of the building, will match the

existing palette and will result in a coherent building that is suitable for its site.

94. A further additional storey is to be added to the highest part of the building, above and set back from the extensions below. It is to be constructed with a glass finish to match that of additional floors below set and is to be above louvres that will hide existing rooftop plant.
95. The height and massing of the series of rooftop extensions are acceptable, and have an appropriate subservient relationship with the host building. In most street views the extension will be viewed within the context of existing buildings of varying architecture and heights, and will not be an overly dominant or incongruous feature and is thus acceptable. The minimalist detailing will be elegant and appropriate in itself. The curved end of the extension alludes to the curved ends on nearby traditional buildings on Southwark Street, including the listed Kirkcaldy Testing Works and lessens the impact of the extension on their settings.
96. As such, the proposal is of highest architectural detailing and meet this tall building criterion.
 - iv. Relate well to its surroundings, particularly at street level
97. The buildings impact on local townscape when viewed from the street is acceptable for the reasons set out in paragraph 105.



Image 5: Proposed elevation view from the east along Great Suffolk Street. The blue shaded area is the proposed extension, whereas the grey is existing. The red dash refers to the outline of the proposed massing that was removed with the amended plans.

- v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
98. The scheme has been tested in the local and wider views as well as the strategic views as set out in the London View Management Framework (2012). These accurate visual representations which comply with the requirements of the LVMF demonstrate the contribution of this proposal to the London skyline.

99. The views assessed in this report include:

- View 1 – corner of Southwark Street/ Sumner Street
- View 2 – Bear Lane/ Burrell Street
- View 3 – Sumner Street
- View 4 – Great Suffolk Street
- View 5 – Great Suffolk Street, near Southwark Street junction

100. The proposal would represent a cohesive set of additions to the existing hotel building and its increased scale would be within the range evident in the local area. The architectural expression of the additional floors would be relatively straightforward and restrained, in line with the character of the existing hotel's architecture. The extensively glazed final floor would form a distinct top to the building.

101. The views assessed in the submitted Townscape, Visual impact and Heritage Report demonstrate that the proposal's height and scale would sit comfortably within its context and would appear consistent with the stepped massing of the existing hotel. This would maintain a sense of separation between the tallest elements of the proposal and the listed buildings to the north of the Site.

102. The extension will be visible rising over the top of the Kirkcaldy Testing Works building in middle distance views from Sumner Street (View 3) one of the few points from where a more distant view of the building can be obtained. Special regard has to be had to the setting of listed buildings. The Hilton Hotel building as existing rises above the skyline of the Testing Works at present, and given that View 3 is from some distance away the proposals are not considered to harm the setting of the listed building nor its special architectural and historic interest. Particularly as any potential impact has been carefully mitigated by the minimalist detailing of the extension, which will provide a neutral backdrop to the Testing Works building. Its impact is reduced further by the curved end of the extension, which softens the silhouette of the extension.

103. In conclusion, no harm is caused to the setting of the listed building as experienced from this single viewpoint.



Image 6: Proposed extension view from Great Suffolk Street.

Heritage assets

104. The hotel sits directly behind the Grade II listed Former Fire Station as well as the Grade II* listed Kirkaldy's Testing Works. Nos. 124 & 126 Southwark Street and the Grade II* Almshouses are other notable heritage assets located close by. As mentioned in the previous section, the increase in scale and massing will not harm the setting of the listed buildings. The height, massing, architectural detailing and materials proposed alludes to the traditional buildings on Southwark Street, including the listed Kirkaldy Testing Works. The special architectural and historic interest of surrounding heritage assets and their setting is adequately protected with these proposals.

Landscaping and trees

105. The proposals do not include any changes to the public realm and landscaping. Existing street trees may be affected by the proposed construction works, and an Arboricultural Method Survey has been required by condition, to ensure these trees are protected during construction.

Conclusion on Design issues

106. The building, in terms of its location, its architectural design, and its response to the local streetscape, is considered to meet the requirements for a tall building set out in Saved Policy 3.20. The extension would not harm the setting or special interest of neighbouring heritage assets. Overall, the building is considered to make a positive contribution to the character of the surrounding area.

Ecology and biodiversity

107. The application was supported by a preliminary ecological assessment, The Ecological Appraisal (by The Ecology Consultancy dated 18/08/2020 ref: 10977), which the Council's Ecologist has reviewed and deemed satisfactory. The site was found to have low existing ecological value, and the development would have a negligible impact on the non-statutory sites near to the development and the priority species in the area. Two green roofs were present on the fourth and fifth floor of the northern section of the development site. A condition requiring the re-provision of green roofs to compensate for any loss as a result of the proposal, will be included to the decision notice. Additional conditions is recommended to secure the provision of six Swift bricks within the building fabric to support local biodiversity.

Transport and highways

Site context

108. The application site is located within an area of very good transport accessibility with a PTAL of 6. The application site is also located within the Bankside CPZ with car restriction from Monday to Friday 08:00-18:30 and Saturday 930hrs to 1230hrs ('Permit holders only' bays on the nearby Lavington Street and Ewer Street: 800hrs to 2300hrs daily).
109. The footway section adjoining this site on Great Suffolk Street has generous width and connects northerly to the pedestrian route/public space (Price's Street) joining this road to Bear Lane at its western end and, ultimately to the riverside walk along River Thames and Blackfriars tube/train station. In the southbound direction, it links with London Waterloo East train station and Southwark tube station and the pedestrian routes running along the neighbouring Geraldine Mary Harmsworth Park/ Imperial War Museum. This footway also links with the northbound/southbound bus stops immediately north of this site on the adjacent Southwark Street.
110. There are adequate cycle routes near this site including National Cycle Route 4 and Quietway 14 (to the north), Quietway 1 (to the south), Cycle Super Highway 7 (to the east) and Cycle Superhighway 6 (to the north).
111. A Delivery, Servicing and Waste Management Plan was prepared by RGP (Ref ECEP/19/5162/DSWMP02) dated July 2020. This DSWMP accompanies a Transport Statement (TS), also prepared by RGP (Reference: ECEP/2020/5162/TS01), which considers the impact of the proposed development on the local transport network.

Trip generation

112. Policy T4 of the London Plan 2021 requires development proposals to ensure the impacts on the capacity of the transport network is fully assessed and that any adverse impacts are mitigated. The policy requires all major development proposals to be supported by a Transport Assessment, a requirement also stipulated by Saved Policies 2.2 (Provision of New Community Facilities) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

113. With respect to private car trips, the Council's Transport Policy Team predicts the proposed development would generate 5 two-way net additional vehicle movements in the morning and evening peak hours, which is higher than the 3 two-way vehicle movements estimated by the applicant's Transport Statement for both of the peak hours. Notwithstanding the different estimates, the Transport Policy Team is comfortable that these levels of vehicular traffic would not have any noticeable adverse impact on the local highway network, especially in light of the mitigation measures the applicant has proposed in their Travel Plan.
114. Regarding the number of taxis expected to service this development, the applicant's submitted Transport statement have projected that it would create additional 42 two-way taxi movements per day.

Travel Plan

115. The applicant has proposed certain travel plan initiatives encompassing the provision of cycle parking facilities, staff cycle/travel loan via salary sacrifice scheme, public transport/cycling information, job advertisement in local job centres to attract local employment, promotion of walking/cycling, ensuring that the Hotel Manager fulfils also the role of a Travel Plan Co-ordinator plus travel plan monitoring.

Car parking

116. Policy T6 (Car Parking) of the London Plan 2021 requires developments in locations with existing and future high public transport accessibility to be car-free, save for adequate parking for disabled people. Specific requirements for different uses are set out in Policy T6.1 through to Policy T6.4, while Policy T6.5 deals with non-residential disabled persons parking. Southwark Saved Policy 5.6 (Car Parking) requires all developments to minimise the number of spaces provided.
117. Bankside CPZ provides adequate parking control in this locality weekdays from 800hrs to 1830hrs and between 0930hrs and 1230hrs on Saturdays while 'Permit holders only' bays on Lavington Street and Ewer Street are restricted daily from 800hrs to 2300hrs.
118. There is a disabled car parking bay on the stretch of Bear Lane abutting this site and 5 car club bays within short walking distances of this site. The applicant has retained the existing on-site loading space, the service road between Great Suffolk Street and Bear Lane enabling vans/light goods vehicles to enter and exit this site in a forward gear plus the disabled car parking space and 2 active electric vehicle charging points in the courtyard (see Plan No. PL 017/A). Albeit this development does not provide any other car parking spaces, the characteristics of this site fulfils the criteria for zero car parking provision outside the mandatory disabled car parking spaces.
119. Given the high PTAL of the site and the location within a controlled parking zone, this is acceptable. A condition restricting future residential occupiers from applying for a resident's parking permit is recommended to any grant of

permission by condition.

Cycle parking

120. Cycle parking provision should be in accordance with London Plan Standards as well as Strategic Policy 2 (Sustainable Transport) of the Core Strategy and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan. The emerging strategy for cycling and cycle parking standards in the borough is set out in Policy P52 (Cycling) of the New Southwark Plan.
121. There are 6 Sheffield cycles racks at each end of the public square/walkway on Price's Street containing 24 cycle parking spaces. There is also a Santander cycle docking station near this site on Southwark Street. In addition, the applicant has retained the 39 subsisting cycle parking spaces comprising 35 long stay and 4 short stay spaces and proposed 2 more short stay spaces equating to 41 overall, which would be accessed from the street level via the service route between Great Suffolk Street and Bear Lane (see Plan Nos.PL O06/A and PL 017/). The 15% proportion of the cycle parking spaces contained in Sheffield cycle racks is adequate
122. The cycle parking provision complies with the standard set out in the New London Plan and the New Southwark Plan. The proposed development has provided the minimum six additional cycle parking spaces to be provided (4x long-stay and 2x short-stay) as a result of the proposed development.

Improvements to local footway and highway environment

123. The footway segments opposite this site on Great Suffolk Street between this road's junction with Southwark and Lavington Street, and on both sides of the proximate short section of Farnham Place are substandard and would need to be reconstructed.
124. The road section next to service vehicle entrance of this site on Bear Lane is damaged and the footway segment at the southern side of this access on this road, plus the footway on the northern side of the adjacent Treveris Street forming a critical route to Southwark tube station would require reconstruction.
125. The western sector of Price's Street supplementing this public square is worn with obvious ponding and should therefore be resurfaced with improved drainage. This resurfacing of the footpath will be secured through a condition.
126. Pedestrians would also benefit from an extended raised entry treatment at the junction of Great Suffolk Street with Southwark Street and on the bend in the section of Bear Lane close to this site to replace the ineffective hump on it plus the introduction of a raised entry treatment at Bear Lane/Treveris Street junction. This will be secured through a condition.

Servicing and deliveries

Servicing/delivery facilities and vehicle routing

127. The existing two vehicle accesses on Great Suffolk Street forming part of the taxi drop-off lay-by in the enclosed forecourt (Porte Cochere) of this building will be retained. This includes a southerly vehicle entrance connecting to the undercroft service route along the southern periphery of this site, leading initially to the refuse/cycle stores and a disabled car parking space on the ground floor and eventually linking this road to the one-way (southbound) southern segment of Bear Lane, as detailed on Plan No. 6739(PL)017/A. The vehicular access arrangement enables light vans/goods vehicles servicing this site to enter and exit this site in a forward gear. It is proposed that the occasional servicing by large lorries including refuse/emergency vehicles would take place on the adjoining roads.
128. The proposed servicing arrangements, with appropriate routing of inbound and outbound vehicles, is supported.

Servicing/delivery trips

129. The applicant's Transport statement has also estimated that this development would generate two more two-way service vehicle movements per day, a figure that is half of the Transport Policy Team predicted 4 additional two-way service vehicle movements per day. Notwithstanding, the calculated 17 two-way service vehicle movements per day for this development in its entirety is acceptable.
130. The submission and approval of a formal standalone Delivery and Servicing Management Plan (DSP) is to be required by condition, and the operation of the building thereafter will need to be in accordance with the approved DSP

Refuse storage arrangements and waste minimisation

131. The secure refuse store would continue to be provided within the dedicated service yard, accessible from Bear Lane to the rear of the site. Bins are allocated for waste sorting and clearly labelled for the storage of general waste, mixed dry recycling, glass and food. Details are included in the Delivery, Servicing and Waste management plan (ref: ECEP/19/5162/DSWMP02 dated July 2020 by RGP). These details will be secured by condition.
132. The proposed development would provide adequate storage containers in order to accommodate the anticipated level of waste outlined above. The bins are allocated for waste sorting and clearly labelled for the storage of general waste, mixed dry recycling, glass and food. Overall, however, the daily waste arising would not significantly increase beyond the existing levels and the uplift in waste could be accommodated internally within the existing stores. As with any commercial operation, waste collections are coordinated privately, and frequencies can be increased if deemed necessary. Waste streams would therefore continue to be monitored by site management, as is the case currently, to ensure it is efficiently stored and collected.

Environmental matters

Construction management

133. The applicant has submitted an Outline Environmental Construction Management Plan. This document has been reviewed by the relevant transport and environment consultees, who have deemed it to be satisfactory as a framework document.
134. In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised, Final Construction Management Plans are to be required by condition.

Fire safety

135. Policy D12 of the London Plan 2021 expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
136. A Fire Compliance Statement has not been submitted with the application. The applicant has confirmed that the existing building is fully sprinklered with smoke and heat detection systems and the extension will be treated in the same way.
137. Nonetheless a condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with D12 of the London Plan. The Fire Compliance Statement should:
- provide fire safety measures in the proposed extension, to include high levels of compartmentation, sprinklers, fire alarms and PRM refuges;
 - confirm compliance with Building Regulations Approved Document B; and
 - explain how the internal layout would achieve compliant travel distances.
 - a management system which will require staff to be available and trained in fire safety management to assist with evacuating the buildings (when required).

Flood risk, resilience and safety

138. The site is in Flood Zone 3 and is located within an area benefitting from flood defences. The Environment Agency has reviewed the applicant's Flood Risk Assessment and considers it to be acceptable.
139. In terms of flood resilience and safety, no concerns have been raised by the Council's Flood Risk Management Team to the flood risk mitigation measures as set out in the applicant's Flood Risk Assessment.

Sustainable urban drainage

140. The Drainage Strategy, which is contained within the applicant's Flood Risk Assessment, has been reviewed by the Council's Flood Risk Management Team. Although satisfied with the majority of the Drainage Strategy's content,

which includes a strategy to maintain the existing discharge rate; they recommend maximisation of green roofs on site. This will be secured through a condition.

141. The submitted Flood risk assessment (dated 22 July 2020 by Walsh Engineers) outlines that the existing green roof is 1160sqm where the proposal would result in a 1900sqm or 740sqm net increase in green roof coverage. This will be installed on approximately half of Level 9 and the new roofs at Level 6 and 7.

Ground conditions and contamination

142. There is no risk of contamination as the development is proposed above the first floor only.

Air Quality

143. Hoare Lea air quality assessment (ref: AQ REP-1012373-5A-HW-20200818-Hilton Bankside Rev02.docx, dated: 18/8/2020) has been reviewed by the Council's Environmental Protection Team and is deemed suitable. No embedded mitigation is included into the proposals as the proposed development results in no likely exceedances of the recommended Air Quality Objectives (AQO). The proposed development is considered air quality neutral according to the GLA's benchmarking methodology with regard to both traffic and building emissions. The dust impacts are considered to be temporary and short-term in nature and deemed as not significant. No further assessment is required.

Energy and Sustainability

144. Policy SI2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 require consideration of decentralised energy networks, Policy SI4 deals with managing heat risk and Policy SI5 is concerned with protecting and conserving water resources and associated infrastructure.
145. Policy 13 of the Core Strategy and Saved Policy 3.4 of the Southwark Plan 2007 sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan policies but also requires new commercial developments to meet BREEAM 'Excellent'.

Energy and carbon emission reduction

146. As per the carbon emission reduction policies of the London Plan 2021 and local development framework, the proposal would be expected to achieve 35% carbon reduction against part L of the Building Regulations 2013.
147. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per

tonne of annual residual carbon dioxide emissions.

148. An Energy Statement based on the Mayor's hierarchy has been submitted by the applicant (rev C dated 21 May 2021 by Hoare Lea). This details how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Lean' and 'Green' (but no 'Clean') measures have been employed in an attempt to achieve the reduction in line with the GLA guidance on preparing energy statements, the Southwark Core Strategy 2011 and the Southwark Sustainable Design and Construction SPD.

Be Lean

149. In terms of meeting the "Be Lean" tier of the hierarchy, a range of passive and active measures are proposed. The passive measures include:
- high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric (and improve the effectiveness and energy use of the mechanical ventilation system);
 - use of thermal mass and high ceilings to manage the heat within the building;
 - optimisation of the g-value of the proposed replacement glazed wall system to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
 - solar shading fitted to the building's exterior to limit the ingress of summertime solar gains; and
 - highly insulated green roofs.
150. The active measures include:
- high efficiency ventilation systems including heat recovery on mechanical ventilation and air handling plant;
 - low energy and high efficacy lighting systems (at least 120 luminaire lm/cW), fittings and controls (e.g. occupancy sensors);
 - control systems to monitor and operate the plant and equipment as efficiently as possible; and
 - pumps and fans with built-in variable speed drives and sensor, allowing them to respond to variable building loads.
151. The reduction in regulated carbon emissions achieved through these 'demand reduction' measures will reach 1.5%, falling below the target of 15% set out in Policy SI 2.

Be Clean

152. There are no carbon savings associated with the 'Be Clean' level of the hierarchy because there is no connection to a district heating network nor is a Combined Heat and Power (CHP) proposed. Connection to a district heating network cannot be proposed because one does not exist in the vicinity at present.

Be Green

153. With respect to the "Be Green" tier of the hierarchy, the applicant has proposed

the following technologies:

- air source heat pumps for heating, cooling and water;
- rooftop mounted photovoltaic array for electricity generation.

154. With carbon emissions being reduced by 44.9% through these 'Be Green' measures, the applicant has demonstrated that opportunities for renewable energy by producing, storing and using renewable energy on-site have been maximised.

Be Seen

155. Introduced as part of the London Plan 2021, 'Be Seen' is the newest addition to the GLA's energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during actual operation.

156. No information in respect of 'Be Seen' measures, has been provided by the applicant within the submitted documents. An updated energy strategy has been added as a condition to the decision notice, to ensure that the 'Be Seen' and 'Be Lean' components are addressed in accordance with the London Plan.

Total energy savings

157. The proposal would reduce on-site regulated carbon dioxide emissions by 45.8% resulting over a notional building minimally compliant with the Building Regulations 2013. This exceeds the minimum requirements of the London Plan and New London Plan for non-residential developments and no shortfall payment would be required.

Overheating

158. London Plan Policy SI4 and Policy P68 of the emerging NSP set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:

- minimise internal heat generation through energy efficient design; then
- reduce the amount of heat entering the building through the orientation, shading, fenestration, insulation and green roofs and walls; then
- manage the heat within the building through exposed internal thermal mass and high ceilings; then
- use passive ventilation; then
- use mechanical ventilation; then
- use active cooling systems (ensuring they are the lowest carbon options).

159. The steps set out in the hierarchy has been applied to the proposal in sequence and systematically as part of the design process. These are secured and assessed within the submitted Energy Statement.

Minimise internal heat generation through energy efficient design

160. The following mitigation methods will be implemented within the proposed

development to minimise the internal heat generation through energy efficient design: Energy efficient lighting (i.e. LED) with low heat output; Insulation to heating and hot water pipework and minimisation of dead-legs to avoid standing heat loss; Energy efficient equipment with low heat output to reduce unnecessary heat gain.

Reduce heat entering the building

161. The following mitigation methods will be implemented to reduce the amount of heat entering the building in the summer within the proposed development. Facades have been developed with suitable shading strategies such as fritted and opaque glazing panels; Suitable g-values will be specified to further control solar heat gains as required; and Buildings will have the capability for internal blinds to be installed to improve occupant comfort.

Managing heat gains

162. Opportunities to expose thermal mass to help to further regulate internal temperatures will be explored where possible. This includes a reduction of solar ingress through lower g-values. It is likely that the visible light transmittance of the glass is reduced, due to the inclusion of reflective outer surfaces or tints to control solar energy transmittance. The g-values for the windows will be set based on a combination of aesthetic properties and overall building performance. A g-value of 0.36 has been specified for clear glazing while a lower g-value of 0.20 has been specified for both fritted and translucent white glazing. A double skin façade is utilised for the top floor extension, to counterbalance the high level of glazing.

Passive ventilation

163. The potential for passive ventilation via openable glazing on the façade to facilitate a mixed-mode ventilation strategy has been considered within the design and will be evaluated further during the next stage of design.

Mechanical ventilation

164. Mechanical ventilation is an important element of building services, to maintain good indoor air quality throughout the day by providing fresh air and extracting vitiated air. Providing fresh air minimises the risk of stale and stagnant air and limits the risk of condensation and mould growth as well as benefitting the occupants physical and mental wellbeing. Heat recovery mechanisms will be provided to save heating energy.
165. The mechanical ventilation plant will be located away from pollution sources at roof level. It is anticipated that the design flow rates specified will aid the regulation of internal temperatures in summer months.

Active cooling (low carbon)

166. The final step active cooling, is specified, in order to keep internal temperatures within acceptable limits. While occupants may choose to open

the windows when it is comfortable to do so, mechanical ventilation and active cooling via fan coil units are proposed to be provided to deal with overheating risk in peak summer conditions.

Summary

167. Following the cooling hierarchy, the applicant has demonstrated that the cooling demand has been reduced to less than the Part L 2013 Baseline (Notional) building. Overheating risk has been addressed through extensive thermal modelling, which demonstrates compliance with the CIBSE TM52 methodology under current and future climate scenarios up to 2080.

BREEAM

168. Strategic Policy 13 of the Core Strategy requires both the office and retail elements of the development to achieve a BREEAM “excellent” rating. A BREEAM Pre-assessment report has been undertaken. It demonstrates that “excellent” can be achieved for the commercial use types, thus meeting the policy requirement. A condition to secure this is recommended.

Water efficiency

169. The applicant’s Sustainability Statement confirms that the commercial uses would achieve at least the BREEAM ‘excellent’ standard for the ‘Wat 01’ water category and incorporate measures to achieve lower water consumption. Such water saving devices would include:
- pulsed output water meters will be installed at the site boundary and the building entry points to provide leak detection;
 - water sub meters will be installed to allow metering of high-water consuming plant and areas within the building;
 - sanitary fittings to regulate/minimise water consumption to at least 40% below the BREEAM benchmark;
 - Dual flush WCs; and
 - Reduced-flow taps and showers.
170. The proposed strategy complies with Policy SI5 (Water Infrastructure) of the London Plan 2021.

Planning obligations

171. Saved Policy 2.5 of the Southwark Plan 2007 advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. The policy is reinforced by the Section 106 Planning Obligations and CIL SPD 2015 (with 2017 update), which sets out in detail the type of development that qualifies for planning obligations.
172. In accordance with the Section 106 Planning Obligations and CIL SPD, the following contributions have been agreed with the applicant in order to mitigate the impacts of the development:

173. **Planning Obligations: Summary Table**

| <u>Obligation</u> | <u>Mitigation / Terms</u> |
|--|---|
| Local Economy: Employment and Training | |
| POST-COMPLETION (IN-USE) PHASE JOBS AND TRAINING | The development is to deliver 7 sustained jobs to unemployed Southwark residents, Any shortfall is to be met through the End Use Shortfall Contribution, which, at maximum, would be £30,100 . This is calculated on the basis of £4,300 per job. Applicant's Position: AGREED |
| POST-COMPLETION (IN-USE) PHASE JOBS/ CONTRIBUTIONS | The Plan would be expected to detail: <ul style="list-style-type: none"> • Methodology for filling the Sustained Employment Opportunities (SEOs) and apprenticeships roles • Milestones and profiles for filling the SEOs and apprenticeships • Identified skills and training gaps to gain sustained employment in the completed development Methods to encourage applications from suitable unemployed Borough residents by liaising with the local Jobcentre Plus and employment service providers Applicant's Position: AGREED |
| Administration | Payment to cover the costs of monitoring these necessary planning obligations (with the exception of those that have monitoring contributions already factored-in), calculated as 2% of total sum. Applicant's Position: AGREED |

174. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 1st May 2022 it is recommended that the Director of Planning and Growth refuses planning permission, if appropriate, for the following reason:

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

Mayoral and borough community infrastructure levy (CIL)

175. 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. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance an estimated Mayoral CIL payment of £590,520.00 and a Southwark CIL payment of £1,147,296.00 is due leading to a net chargeable amount of £1,737,816.00.

Community involvement and engagement

176. A Statement of Community Involvement prepared by Comm Comm UK has been submitted detailing the consultation process and feedback, which mentions:
- An online consultation launched July 2020
 - A webinar for the local community presenting the proposals and a live Q&A session (16 July 2020 at 6pm)
 - 1,163 leaflets delivered to the local community advertising the website and webinar
 - Emails to ward councillors setting out proposals and consultation approach
 - Email address, hotline number and free post advertised to local community, as well as hard copies and translations of consultation materials.
177. It was reported that 88 visits to the public consultation website during the consultation period, where comments were received on the following topics:
- Design
 - Daylight and Sunlight
 - Servicing and Deliveries
 - Employment
 - Impact on Prices Street
 - Construction
178. Details of consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices. The responses received are summarised in an earlier part of this report. The main 'Assessment' part of this report addresses the issues raised.

Community impact statement / Equalities Assessment

179. 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:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

- b) 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.
- c) 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.

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

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

182. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the 'planning assessment' is expected.

183. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

Human rights implications

184. 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.

185. This application has the legitimate aim of providing grant of planning permission. 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

186. The Council has published its development plan and Core Strategy on its

website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

187. 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.

| | | |
|------|--|-----|
| 188. | Was the pre-application service used for this application? | YES |
| | If the pre-application service was used for this application, was the advice given followed? | YES |
| | Was the application validated promptly? | YES |
| | If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? | YES |
| | To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date? | YES |

Other matters

189. No other matters identified.

CONCLUSION

190. The proposed development is in general conformity with the policies set out above, including acceptable principle of the development in land use terms, socio-economic benefits including employment-generating uses, good architectural design and high sustainability credentials. It is for these primary reasons the development has been deemed acceptable and a grant of planning permission is recommended.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|---|
| Site history file: 1145-95A Application file: 20/AP/2421 Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 7976 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---|
| Appendix 1 | Recommendation |
| 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 | Vendela Gambill, Senior Planning Officer | |
| Version | Final | |
| Dated | 04/10/21 | |
| 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 | | 06 October 2021 |

Appendix 1: Recommendation

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

This document is not a decision notice for this application.

| | | | |
|-------------------------|-----------------------------------|--------------------|------------|
| Applicant | N/A Splendid Hospitality Group | Reg. Number | 20/AP/2421 |
| Application Type | Major application | Case Number | 1145-95A |
| Recommendation | GRANT permission | | |

Draft of Decision Notice

planning permission is GRANTED for the following development:

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

Hilton London Bankside 2-8 Great Suffolk Street London Southwark

In accordance with application received on 25 August 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed Site Plans 6739([PL)001 Rev A received 25/08/2020

Plans - Proposed Proposed Basement -2 Floor Plan 6739(PL)015 Rev A received 25/08/2020

Plans - Proposed Proposed Basement -2 Floor Plan 6739(PL)016 Rev A received 25/08/2020

Plans - Proposed Proposed Ground Floor Plan 6739(PL)017 Rev A received 25/08/2020

Plans - Proposed Proposed First Floor Plan 6739(PL)018 Rev A received 25/08/2020

Plans - Proposed Proposed Second Floor Plan 6739(PL)019 Rev A received 25/08/2020

Plans - Proposed Proposed Third Floor Plan 6739(PL)020 Rev A received 25/08/2020

Plans - Proposed Proposed Fourth Floor Plan 6739(PL)021 Rev A received 25/08/2020

Plans - Proposed Proposed Fifth Floor Plan 6739(PL)022 Rev B received 07/05/2021

Plans - Proposed Proposed Sixth Floor Plan 6739(PL)023 Rev B received 07/05/2021

Plans - Proposed Proposed Seventh Floor Plan 6739(PL)024 Rev A received 25/08/2020

Plans - Proposed Proposed Ninth Floor Plan 6739(PL)026 Rev A received 25/08/2020

Plans - Proposed Proposed Roof Plan 6739(PL)027 Rev A received 25/08/2020

Plans - Proposed Proposed Eighth Floor Plan (Plant) 6739(PL)028 Rev A received 25/08/2020
 Plans - Proposed Proposed Elevations North _ South 6739(PL)030 Rev B received 07/05/2021
 Plans - Proposed Proposed Elevations east _ West 6739(PL)031 Rev B received 07/05/2021
 Plans - Proposed Proposed Context Elevations East _ West 6739(PL)033 Rev A received 25/08/2020
 Plans - Proposed Proposed Section 6739(PL)035 Rev A received 25/08/2020
 Plans - Proposed Proposed Site Sections 6739(PL)036 Rev A received 25/08/2020
 Plans - Proposed Proposed Phasing Plan 6739(PL)045 Rev A received 25/08/2020
 Plans - Proposed (PL) 037 - PROPOSED SECTION A received 07/05/2021

Other Documents

Daylight/Sunlight assessment Daylight _ Sunlight Assessment received 07/05/2021
 Flood risk assessment Flood Risk Assessment received 25/08/2020
 Document Structural Impact Assessment For Roof Extension received 25/08/2020
 Document Vent or Extraction Statement received 07/05/2021
 Document Engagement Summary Template For The Development Consultation Charter received 25/08/2020
 Air quality assessment Air Quality Assessment received 25/08/2020
 Design and access statement Design _ Access Statement - Part 1 received 25/08/2020
 Design and access statement Design _ Access Statement - Part 2 received 25/08/2020
 Design and access statement Design _ Access Statement - Part 3 received 25/08/2020
 Design and access statement Design _ Access Statement - Part 4 received 25/08/2020
 Document Accommodation Schedule received 07/05/2021
 Document Area Schedule received 07/05/2021
 Document BREEAM New Construction received 25/08/2020
 Document Delivery, Servicing _ Waste Management Plan received 07/05/2021
 Document guest Room Schedule received 07/05/2021
 Document Preliminary Ecological Appraisal received 25/08/2020
 Document Statement of Community Engagement received 25/08/2020
 Energy statement Energy Statement received 25/08/2020
 Planning statement Planning Statement received 25/08/2020
 Transport assessment/statement Transport Assessment received 07/05/2021
 Travel plan Travel Plan received 07/05/2021
 Design and access statement ADDENDUM TO DESIGN & ACCESS STATEMENT received 07/05/2021
 Air quality assessment AIR QUALITY ASSESSMENT REV 03 received 07/05/2021
 Noise impact assessment ENVIRONMENTAL NOISE ASSESSMENT REV 04 received 07/05/2021

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

2. ENERGY STRATEGY UPDATE

Prior to works commencing and no later than RIBA Stage 4, an updated Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The updated Energy Strategy shall be in general conformity with the principles and strategy of the approved Energy Statement and shall provide the following additional information, with confirmation that the carbon savings remain unchanged:

- 'Be seen' monitoring information
- Details to provide 15% reduction to 'Be Lean' stage savings, in compliance with the London Plan

The development shall not be carried out other than in accordance with the approved updated Energy Strategy.

REASON:

To establish a baseline carbon estimate for the project by integrating whole life carbon into the design process (and enabling carbon reduction potential while there is significant capacity to influence development proposals), in the interests of reducing total carbon dioxide emission across the lifetime of the development, as required by: the National Planning Policy Framework 2021; Policy SI 2 (Minimising Greenhouse Gas Emissions); Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan 2007.

3. No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:
 - o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction>

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. The development authorised by this permission shall not begin until the local planning authority has received confirmation of an arrangement approved by the Highway Authority for reinstating the footway:

The footway segments opposite this site on Great Suffolk Street between this road's junction with Southwark/Lavington Street;
Both sides of the proximate short section of Farnham Place ;
The road section next to service vehicle entrance of this site on Bear Lane and the footway segment at the southern side of this access on this road;
The footway on the northern side of the adjacent Treveris Street;
The western section of Price's Street;

Such an arrangement may include but shall not be limited to works of:

Reinstatement of the kerb line
Making up of the footway
Reinstatement of a gully and ancillary drainage
Repositioning of any service covers affected

The occupation of the development shall not begin until those works have been completed.

Reason

To ensure that the development enhances the street scene of the area, is of high quality design and has good access arrangements in accordance with Chapters 9 (Promoting sustainable transport) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021), Policies D4 (delivering good design) and T2 (Healthy streets) of the London Plan (2021); Strategic Policies 2 (Sustainable Transport) and 12 (Design and Conservation) of the Core Strategy (2011) and Saved Policies 3.12 (Quality in design), 3.13 (Urban design), 5.2 (Transport impacts) and 5.3 (Walking and cycling) of the Southwark Plan (2007).

5. No development shall take place until a Fire Statement prepared by a suitably qualified third party assessor has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development proposal will function in terms of:

- The building's construction: methods, products and materials used;
- The means of escape for all building users: stair cores, escape for building users who are disabled or require level access (including a fire evacuation lift within each building core), and the associated management plan approach;
- Passive and active fire safety measures;
- Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting and fire evacuation lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- How provision will be made within the site to enable fire appliances to gain access to the building; and
- The future development of the asset and the 'Golden Thread' of information.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order to protect the safety and security of the occupants from fire in accordance with the London Plan 2021 Policy D12.

Permission is subject to the following Grade Condition(s)

- 6.. Before any relevant above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:
- * biodiversity based with extensive substrate base (depth 80-150mm);
 - * laid out in accordance with agreed plans; and
 - * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans.

Once the green/brown roof(s) are completed in full in accordance to the agreed plans, a post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

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

7. (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within the first-year of occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

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

- 8.. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning

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

Reason:

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

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

9. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the use hereby granted permission.

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

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

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

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

Permission is subject to the following Compliance Condition(s)

10. CPZ PARKING PERMIT EXCLUSION

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

Reason:

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

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policies SP11 (Open spaces and wildlife), SP12 (Design

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

12. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

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

13. Before the first occupation of the building hereby permitted, the refuse storage arrangements (ref: ECEP/19/5162/DSWMP02 dated July 2020 by RGP) : shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan (2007).

Informatives

Appendix 2: Planning Policies

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published on 20 July 2021, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.

Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

- Chapter 2 Achieving sustainable development
- 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

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

Policy SD4 The Central Activities Zone (CAZ)

Policy SD5 Offices, other strategic functions and residential development in the CAZ

Policy SD6 Town centres and high streets

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

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D8 Public realm

Policy D9 Tall buildings

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy E10 Visitor infrastructure

Policy E11 Skills and opportunities for all

Policy HC1 Heritage conservation and growth

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.4 Hotel and leisure uses parking
 Policy T6.5 Non-residential disabled persons parking
 Policy T7 Deliveries, servicing and construction

Core Strategy 2011

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

Strategic Policy 1 Sustainable development
 Strategic Policy 2 Sustainable transport
 Strategic Policy 3 Shopping, leisure and entertainment
 Strategic Policy 10 Jobs and businesses
 Strategic Policy 12 Design and conservation
 Strategic Policy 13 High environmental standards.

Southwark Plan 2007 (saved policies)

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

Policy 1.1 Access to employment opportunity
 Policy 1.4 Employment sites outside the preferred industrial locations
 Policy 1.7 Development within town and local centres
 Policy 1.12 Hotels and Visitor Accommodation
 Policy 3.2 Protection of amenity
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
 Policy 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking

New Southwark Plan

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP is taking place between February

to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP, which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy.

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

Policy P12 - Design of places
 Policy P13 – Design quality
 Policy P15 – Designing out crime
 Policy P16 – Tall buildings
 Policy P17 – Efficient use of land
 Policy P21- Borough views
 Policy P27 – Access to employment and training
 Policy P34 – Town and local centres.
 Policy P40 – Hotels and other visitor accommodation
 Policy P49 – Highways impacts
 Policy P50 – Walking
 Policy P52 - Cycling
 Policy P53 – Car parking
 Policy P54 – Parking standards for disabled people and the mobility impaired
 Policy P55 – Protection of amenity
 Policy P56 – Open Space
 Policy P59 - Biodiversity
 Policy P60 - Trees
 Policy P61 - Reducing waste
 Policy P63 - Contaminated land and hazardous substances
 Policy P64 - Improving air quality
 Policy P65 - Reducing noise pollution and enhancing soundscapes
 Policy P66 - Reducing water use
 Policy P67 - Reducing flood risk
 Policy P68 - Sustainability standards
 Policy P69 – Energy

Supplementary Planning Documents

- Design and Access Statements (SPD, 2007)
- Section 106 Planning Obligations and Community Infrastructure Levy (SPD, 2015 with 2017 Addendum)
- Sustainability Assessment (SPD, 2009)
- Sustainable Design and Construction (SPD, 2009)
- Sustainable Transport (SPD, 2010)

Appendix 3: Planning history of the site and nearby sites

No relevant planning history

Appendix 4: Consultation undertaken

Site notice date:

Press notice date: 08/09/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 20/07/2021

Internal services consulted

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

Statutory and non-statutory organisations

Thames Water
 Environment Agency
 Great London Authority

Transport for London

Neighbour and local groups consulted:

| | |
|---|--|
| Flat 79 18 Great Suffolk Street London | Flat 12 Holmwood Buildings 97A |
| Flat 60 18 Great Suffolk Street London | Southwark Street |
| Flat 37 18 Great Suffolk Street London | Flat 55 18 Great Suffolk Street London |
| Flat 31 18 Great Suffolk Street London | Flat 50 18 Great Suffolk Street London |
| 18A Great Suffolk Street London | Flat 35 18 Great Suffolk Street London |
| Southwark | Flat 11 Holmwood Buildings 97A |
| Flat 10 5B Bear Lane London | Southwark Street |
| Third Floor 99 Southwark Street London | Flat 77 18 Great Suffolk Street London |
| Flat 69 18 Great Suffolk Street London | Flat 65 18 Great Suffolk Street London |
| Flat 1 5B Bear Lane London | Flat 63 18 Great Suffolk Street London |
| Flat 81 18 Great Suffolk Street London | Flat 56 18 Great Suffolk Street London |
| Flat 63A 18 Great Suffolk Street London | Flat 49 18 Great Suffolk Street London |
| 18B Great Suffolk Street London | Flat 42 18 Great Suffolk Street London |
| Southwark | Flat 39 18 Great Suffolk Street London |

Flat 33 18 Great Suffolk Street London
 Second Floor 99 Southwark Street
 London
 Flat 5 Holmwood Buildings 97 Southwark
 Street
 Flat 87 18 Great Suffolk Street London
 Flat 2 5B Bear Lane London
 Flat 8 Holmwood Buildings 97A
 Southwark Street
 Flat 16 Holmwood Buildings 97A
 Southwark Street
 Flat 85 18 Great Suffolk Street London
 Flat 83 18 Great Suffolk Street London
 Flat 71 18 Great Suffolk Street London
 Flat 66 18 Great Suffolk Street London
 Flat 24 5B Bear Lane London
 Flat 21 5B Bear Lane London
 Flat 8 5B Bear Lane London
 Flat 78 18 Great Suffolk Street London
 Flat 36 18 Great Suffolk Street London
 5-7 Bear Lane London Southwark
 Flat 15 Holmwood Buildings 97A
 Southwark Street
 Flat 10 Holmwood Buildings 97
 Southwark Street
 Flat 61 18 Great Suffolk Street London
 Flat 30 18 Great Suffolk Street London
 Flat 19 5B Bear Lane London
 Flat 1 Holmwood Buildings 97 Southwark
 Street
 Flat 80 18 Great Suffolk Street London
 Flat 34 18 Great Suffolk Street London
 5A Bear Lane London Southwark
 Flat 27 18 Great Suffolk Street London
 Flat 4 Holmwood Buildings 97A
 Southwark Street
 Flat 2 Holmwood Buildings 97 Southwark
 Street
 Ground Floor 18 Great Suffolk Street
 London
 First Floor 99 Southwark Street London
 Flat 89 18 Great Suffolk Street London
 Flat 32 18 Great Suffolk Street London
 Flat 16 5B Bear Lane London
 Flat 9 5B Bear Lane London
 Flat 6 5B Bear Lane London
 Atm Site 18 Great Suffolk Street London
 Flat 76 18 Great Suffolk Street London
 Flat 68 18 Great Suffolk Street London
 Flat 45 18 Great Suffolk Street London
 Flat 40 18 Great Suffolk Street London
 Flat 18 5B Bear Lane London
 Flat 4 5B Bear Lane London
 Flat 72 18 Great Suffolk Street London
 Flat 74 18 Great Suffolk Street London
 Flat 51 18 Great Suffolk Street London
 Flat 17 5B Bear Lane London
 Flat 43A 18 Great Suffolk Street London
 Flat 53 18 Great Suffolk Street London
 Flat 47 18 Great Suffolk Street London
 Flat 41 18 Great Suffolk Street London
 Flat 22 5B Bear Lane London
 Flat 12 5B Bear Lane London
 9-11 Bear Lane London Southwark
 Flat 9 Holmwood Buildings 97 Southwark
 Street
 Flat 14 Holmwood Buildings 97
 Southwark Street
 Flat 88 18 Great Suffolk Street London
 Flat 48 18 Great Suffolk Street London
 Flat 29 18 Great Suffolk Street London
 Flat 26 18 Great Suffolk Street London
 Flat 23 5B Bear Lane London
 Flat 15 5B Bear Lane London
 Flat 7 5B Bear Lane London
 5E Bear Lane London Southwark
 5C-5D Bear Lane London Southwark
 Flat 58 18 Great Suffolk Street London
 Flat 38 18 Great Suffolk Street London
 Flat 25 5B Bear Lane London
 13 Bear Lane London Southwark
 Flat 13 Holmwood Buildings 97
 Southwark Street
 Flat 82 18 Great Suffolk Street London
 Flat 73 18 Great Suffolk Street London
 Flat 62 18 Great Suffolk Street London
 Flat 59 18 Great Suffolk Street London
 Flat 52 18 Great Suffolk Street London
 Flat 46 18 Great Suffolk Street London
 Flat 14 5B Bear Lane London
 Flat 5 5B Bear Lane London
 Flat 28 18 Great Suffolk Street London
 Flat 70 18 Great Suffolk Street London
 Flat 67 18 Great Suffolk Street London
 Flat 64 18 Great Suffolk Street London
 Flat 44 18 Great Suffolk Street London
 Flat 3 Holmwood Buildings 97A
 Southwark Street
 Flat 80A 18 Great Suffolk Street London
 Ground Floor 99 Southwark Street
 London
 Flat 57 18 Great Suffolk Street London
 Flat 43 18 Great Suffolk Street London
 Flat 13 5B Bear Lane London

Flat 11 5B Bear Lane London
Flat 20 5B Bear Lane London
Flat 54 18 Great Suffolk Street London
Part Ground Floor 99 Southwark Street
London
Flat 6 Holmwood Buildings 97 Southwark
Street

Flat 86 18 Great Suffolk Street London
Flat 84 18 Great Suffolk Street London
Flat 75 18 Great Suffolk Street London
Flat 3 5B Bear Lane London
Flat 7 Holmwood Buildings 97A
Southwark Street

Re-consultation:

Appendix 5: Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Thames Water
 Environment Agency
 Transport for London

Neighbour and local groups consulted:

| | |
|--|--|
| Flat 4, Holmwood Buildings, 97a Southwark St London SE1 0JE | flat 10 97 southwark street London |
| Flat 6 97 Southwark Street London | Flat 3, Holmwood Buildings 97A Southwark Street London |
| 14 Holmwood Buildings Southwark Street London | Flat 20 5B Bear Lane London |
| Flat 2 97 Southwark Street London SE1 0JE | Flat 21 5B Bear Lane London flat 21 5b Bear Lane London |

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OPEN

MUNICIPAL YEAR 2021-22

COMMITTEE:

PLANNING COMMITTEE

NOTE:

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

OPEN

| 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 | |
| Councillor Radha Burgess (reserve) | | Sarah Newman | 1 |
| Councillor Victor Chamberlain (reserve) | | | |
| Councillor Jon Hartley (reserve) | | | |
| Councillor Nick Johnson (reserve) | | | |
| Councillor Eleanor Kerlake (reserve) | | | |
| Councillor James McAsh (reserve) | | | |
| Councillor Victoria Mills (reserve) | | | |
| Councillor Margy Newens (reserve) | | | |
| MEMBER OF PARLIAMENT (Paper and Electronic) | | COMMUNICATIONS TEAM | |
| Helen Hayes MP, House of Commons, London, SW1A 0AA | 1 | Louise Neilan | |
| | | | |
| | | LEGAL TEAM | |
| | | Jonathan Gorst | 1 |
| | | | |
| | | CONSTITUTIONAL TEAM | |
| | | Gregory Weaver | 8 |
| | | | |
| | | TOTAL PRINT RUN | 25 |
| | | | |

List Updated: 8 October 2021