

Planning Committee

Wednesday 8 June 2022

6.30 pm

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

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Ellie Cumbo
Councillor Nick Johnson
Councillor Richard Leeming
Councillor Reginald Popoola
Councillor Bethan Roberts
Councillor Cleo Soanes

Reserves

Councillor Sam Foster
Councillor Jon Hartley
Councillor Sarah King
Councillor Sunny Lambe
Councillor Margy Newens
Councillor Sandra Rhule
Councillor Michael Situ
Councillor Emily Tester

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

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Contact

Gregory Weaver by Tel: 02075253667 or email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 27 May 2022



Planning Committee

Wednesday 8 June 2022

6.30 pm

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

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 12
	To approve as a correct record the minutes of the of the meetings held on 9 March 2022, 21 March 2022 and 21 May 2022.	
6.	SOUTHWARK PLANNING CODE OF PRACTICE AND GUILLOTINE RULE ADOPTION	13 - 18

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT	19 - 22
7.1.	THE LEDBURY ESTATE COMMERCIAL WAY AND OLD KENT ROAD	23 - 196
7.2.	VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5	197 - 311

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: 27 May 2022



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 OPEN section of the Planning Committee held on Wednesday 9 March 2022 at 6.30 pm at Ground Floor Meeting Room G02- 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Martin Seaton (Chair) Councillor Damian O'Brien Councillor James Coldwell Councillor Richard Livingstone Councillor Bill Williams
OFFICER SUPPORT:	Colin Wilson, Head of Strategic Development Sadia Hussain, Specialist Lawyer Planning Yvonne Lewis, Group Manager Strategic Applications Team Alex Oyebade, Team Leader Transport Policy Thomas Weaver, Senior Planning Officer Gerald Gohler, Constitutional Officer Greg Weaver, Constitutional Officer

1. APOLOGIES

There were apologies for absence from Councillors Kath Whittam (Vice-Chair), Cleo Soanes and Dan Whitehead.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

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

The chair drew members' attention to the members' pack and the addendum report

which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. 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.

5.1 BRADFIELD CLUB, 5-13 COMMERCIAL WAY, LONDON SE15 6DQ

Planning Application Number: 19/AP/1974

Report: see pages 5 to 94 of the agenda pack and pages 1 to 6 of the addendum report.

PROPOSAL:

Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.

The committee heard the officer's introduction to the report and noted the addendum report. Members of the committee asked questions of officers present.

There were no objectors present wishing to speak.

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

There were no supporters and ward councillors present and wishing to speak.

The committee discussed this application and asked further questions of planning officers.

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

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report and addendum report and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 (above) are not met by 2 September 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 226 of the report.

The meeting ended at 7.17 pm.

CHAIR:

DATED:



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Monday 21 March 2022 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

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

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting member for the meeting.

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

The chair drew members' attention to the members' pack and the addendum report which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Kath Whittam declared that the first item was in her ward and noted that she would not be speaking on the first item.

Councillor Bill Williams noted that both applications were in his ward however that he would be attending both with an open mind.

5. MINUTES

The minutes of the meeting which took place on the 22nd February 2022 was agreed.

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 Planning Committee - Tuesday 22 February 2022 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 DEED OF VARIATION TO A SECTION 106 AGREEMENT: CANADA WATER SITEX C AND E, SURREY QUAYS ROAD, LONDON, SE16 2XU

PROPOSAL:

Deed of Variation to the s106 legal agreement signed as part of application 12/AP/4126 (as amended under applications 17/AP/3694, 16/AP/0200, 15/AP/2821).

The planning officer presented the item to the committee.

The agent addressed the committee and answered questions by the committee.

Councillor Kath Whittam, in her role as ward councillor, gave a 3 minute presentation and answered some questions.

The Committee discussed the item and asked further questions of planning officers.

A motion to agree the recommendation in the report was moved, seconded, put to the vote and carried.

RESOLVED:

1. AGREE delegated authority to negotiate and complete a Deed of Variation to the legal agreement signed as part of planning consent 12/AP/4126 (as amended).
2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

6.2 21/AP/2655 FOR: OUTLINE PLANNING APPLICATION & 21/AP/2610 FOR: OUTLINE PLANNING APPLICATION

Planning Application Number: 21/AP/2655 & 21/AP/2610

PROPOSAL

21/AP/2655: Outline planning permission (all matters reserved) for a commercial masterplan containing offices and other complementary town centre uses with no housing. The proposals involve the demolition of all buildings and structures and the comprehensive redevelopment of the site to provide three Development Plots (A1, A2 and B) which will contain three Buildings (A1, A2 and B) reaching maximum heights of 110m, 55.4m and 63.2m AOD respectively.

- *The proposed maximum floorspace is 145,780sq m GEA above ground, with basements extending to a maximum of 13,006sq m GEA.*
- *The proposed land uses are: offices (Class E), retail/professional services/food and drink (E), learning and non-residential institutions/local community (F1/F2), medical or health (E) and indoor sport, recreation or fitness (E).*

- *Works of hard and soft landscaping are proposed to create a series of new and improved public realm spaces within the site. This will include the replacement of some trees and the planting of additional new trees.*
- *New vehicular access points are proposed to be created from Surrey Quays Road and Canada Street, along with other incidental works.*

21/AP/2610: Outline planning permission (all matters reserved) for works of hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles. The proposals will retain and re-provide access for servicing vehicles to Porters Edge, and will improve the street through the provision of new trees and other planting, alongside new street furniture and surface finishes to enable the use of the space for play and recreation.

The planning officer presented the applications to the committee.

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

There were no ward councillors present and wishing to speak.

The committee discussed this application and asked further questions of planning officers.

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

A motion to agree the recommendations in the application was moved, seconded, put to the vote and declared carried.

1. That planning permission is GRANTED subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report; and

4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the Director of Planning and Growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
6. That, in the event that the requirements of (1) are not met by 31st December 2022 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 504 of this report.
7. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

CHAIR:

DATED:



PLANNING COMMITTEE

MINUTES of the Planning Committee held on Saturday 21 May 2022 at 1.05pm at Southwark Cathedral, Montague Close, London Bridge SE1 9DA

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Ellie Cumbo
Councillor Nick Johnson
Councillor Richard Leeming
Councillor Reginald Popoola
Councillor Bethan Roberts
Councillor Cleo Soanes

OFFICER SUPPORT: Greg Weaver, Constitutional Officer
Gerald Gohler, Constitutional Officer

1. APOLOGIES

There were none.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

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

There were none.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2022-23

The planning committee considered the information in the report.

RESOLVED:

1. That two planning sub-committees with the size and composition as set out in paragraph 11 of the report be established.
2. That the following chairs and vice-chairs of the planning sub-committees be appointed:

Planning Sub-Committee A

Chair: Councillor Kath Whittam

Vice-Chair: Councillor Jane Salmon

Planning Sub-Committee B

Chair: Councillor Cleo Soanes

Vice-Chair: Councillor Emily Tester

The meeting ended at 1.10pm.

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 8 June 2022	Meeting: Planning Committee
Report title:		Southwark Planning Code of Practice and Guillotine rule adoption	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That planning committee note and approve the planned Southwark Code of Practice (Appendix 1).
2. That planning committee consider whether to adopt a guillotine rule for planning committee and sub-committee meetings as detailed in paragraph 4 of this report.

BACKGROUND INFORMATION

Background to the Guillotine rule

3. Southwark Council has legal and moral obligations to provide effective and robust committee meetings which allow time and scope for a broad range of applications and objections to be considered within a timely manner.
4. The guillotine rule is proposed as a measure to manage and curate efficient planning committee meetings by setting planning committee and sub-committee meetings to 3 hours in duration with a possible extension of a further 30 minutes following a vote and majority consent. The use of a Guillotine rule was benchmarked across various Councils in London in June 2021 (see below). A guillotine rule is widely practised by many Councils throughout London.

Name of Council	Details in constitution	Guillotine	Comments
Lambeth	Guillotine procedure for planning applications	Yes	Meeting duration: 2 hours with start time at 7pm (unless there is a vote by the chair to proceed with business on the agenda).
Lewisham	Standing Orders: Part IV procedure rules	Yes	Duration of planning business: 2 hours, until 10.00pm.

Name of Council	Details in constitution	Guillotine	Comments
Camden	Email response from Principal Committee Officer at Camden	Yes	Camden have a 3-hour limit but with the agreement of the Committee, they can extend to a further 30 minutes.
Brent	Constitution: Guillotine procedure	Yes	Every ordinary meeting of full council (including committees and sub-committees) terminate after 3 hours or no later than 10.00pm (whichever is earlier).
Islington	Constitution: Section 51.1 quote - termination of the meeting (all committees)	Yes	Note: If the business of the meeting has not concluded by 10.30pm, the member then speaking must stop. The Chair shall put the matter then under discussion to the vote, without any further debate.
Westminster	Constitution	To be confirmed	For council and committee meetings (does not specify planning meetings): Standing Order quote: Summary: If there is less than 1 hour 50 minutes available prior to 10.00pm the chairman will reduce the debating time proportionately.
Kensington and Chelsea	To be confirmed	No	"We do not have a guillotine for our Planning meetings and some have been known to finish quite late. On the whole though we usually finish before 10pm".
Barnet	Constitution	Yes	Note: No business shall be transacted after 10pm. But with agreement from the chair extend time until 10.30pm

Background to the proposed Planning Code of Practice

5. A Planning Code of Practice is proposed to be implemented as a tool to further equip councillors with formal guidance in regard to practices and procedures at Planning Committee and Sub-committee meetings.

6. The Planning Code of Practice has been proposed to formalise a response to various issues that have arisen and provide procedural guidance.

KEY ISSUES FOR CONSIDERATION

7. The main issues to be considered in respect of both proposals are:
- Efficacy of time restrictions with respect to large and complex applications
 - The socio-economic factors shouldered by the public and the effect this will have on the ability to attend and make objections / express approval while managing external commitments
 - Method of implementation of the Southwark code of practice such as inclusion with a code of conduct material and training workshops.

Policy framework implications

8. This report is not considered to have direct policy implications.

Community, equalities (including socio-economic) and health impacts

9. Careful consideration should be given to potential impacts of any proposals in terms of equality and diversity issues in order to identify and analyse what, if any, potential impact the proposals may have on any residents and users of the services within the protected groups.
10. The recommendations in this report ensure the public and the local community have access to council decision-making and maintain their health and safety. Meetings will continue to be held in line with good governance (participation, openness, transparency, efficiency and accountability).

Climate change implications

11. There are no immediate climate change implications arising from this report.

Legal implications

12. Legal comments are incorporated within the report.

Financial implications

13. There are no immediate resource implications arising from this report.

Consultation

14. Consultation has been undertaken with the chairs and members of planning committee and planning sub-committees, the monitoring office

and, planning officers.

15. The following comments/suggestions were received as part of the consultation:
16. If a guillotine is adopted, a Chair can call a vote to extend the duration of a committee meeting if they feel further debate and decisions must be made. However suggest that this is not limited to 30 minutes, but the vote is at the discretion of the committee members who will be able to judge if applications absolutely must be heard on a particular date. Further consideration ought to be given to any challenging ramifications for appeals.
 1. Consideration should be given to:
 - a) The welfare of members, residents and officers having to deal with extremely long meetings
 - b) The diminishing returns of good decision-making at meetings that last for 4+ hours
 - c) The ability for members, residents and applicants to have a full say on decisions
 - d) The capacity to turn around a high enough volume of decisions
 2. The number of Planning Committee dates booked throughout the year could be increased to accommodate the potential of additional committees required to consider applications that may be deferred as a result of invoking the guillotine rule.
 3. Effort must be made to mitigate any bottlenecking within our own processes as the committee considers large and complex applications, which may need more time.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

16. The powers to consider planning business are set out in Part 3F of the Council Constitution which describes the role and functions of the Planning Committees which are required to take place in public. For a period of 12 months a relaxation was allowed by the Government for these to be held virtually. However, this expired after the lockdown provisions were relaxed with the consequence that they must be conducted in person. As before the lockdown periods, they are also live streamed.
17. A number of these meetings receive considerable public scrutiny and it is therefore most important that they are conducted in a fair and transparent manner and that the Committee take into account the various issues raised in the relevant reports together with any Human Rights implications and also the provisions of the Equality Act 2010.

18. The report explains that the Planning Procedure is being suggested in order to assist Members in their decision making. Coupled with this is a time guillotine so Members are not considering these issues too late into an evening.
19. There are no particular legal issues arising from the change in practice but they do need to be confirmed either by a resolution of the Planning Committee or by a change in the Constitution.

Strategic Director of Finance and Governance

20. None in the context of this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Members' Planning Code of Practice (Draft)

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gregory Weaver, Constitutional Officer Margaret Foley, Senior Planning Lawyer	
Version	Draft	
Dated	February 2022	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	No	No
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		

Item No. 7.	Classification: Open	Date: 8 June 2022	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 Levelling Up, Housing and Communities and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

12. A resolution to grant planning permission means that the director of planning and growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning and growth constitutes 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 means that the director of planning and growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of law and governance , and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement is entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as determined by the director of law and governance . The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, to local finance considerations and to any other material considerations when dealing with applications for planning permission. Local finance considerations

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

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Southwark is now the London Plan 2021 and the Southwark Plan 2022.

16. Case law has established that to be *material* the considerations must (i) relate to a planning purpose and not any ulterior purpose. A planning purpose is one that relates to the character and use of land (ii) must fairly and reasonably relate to the development permitted and (iii) must not be so unreasonable that no reasonable planning authority would have regard to them.
17. Section 143 of the Localism Act 2011 amended Section 70 of the Town and Country Planning Act 1990 and provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through Community Infrastructure Levy (CIL) (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. Regulation 122 of the Community Infrastructure Levy (CIL) regulations 2010, provides that “a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests. Planning permissions cannot be bought or sold. Benefits which provide a general benefit to the community rather than being proposed for a proper planning purpose affecting the use of the land, will not satisfy the test.

19. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
20. The National Planning Policy Framework (NPPF) was last updated in July 2021. The NPPF is supplemented by detailed planning practice guidance (PPGs) on a number of

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

BACKGROUND DOCUMENTS

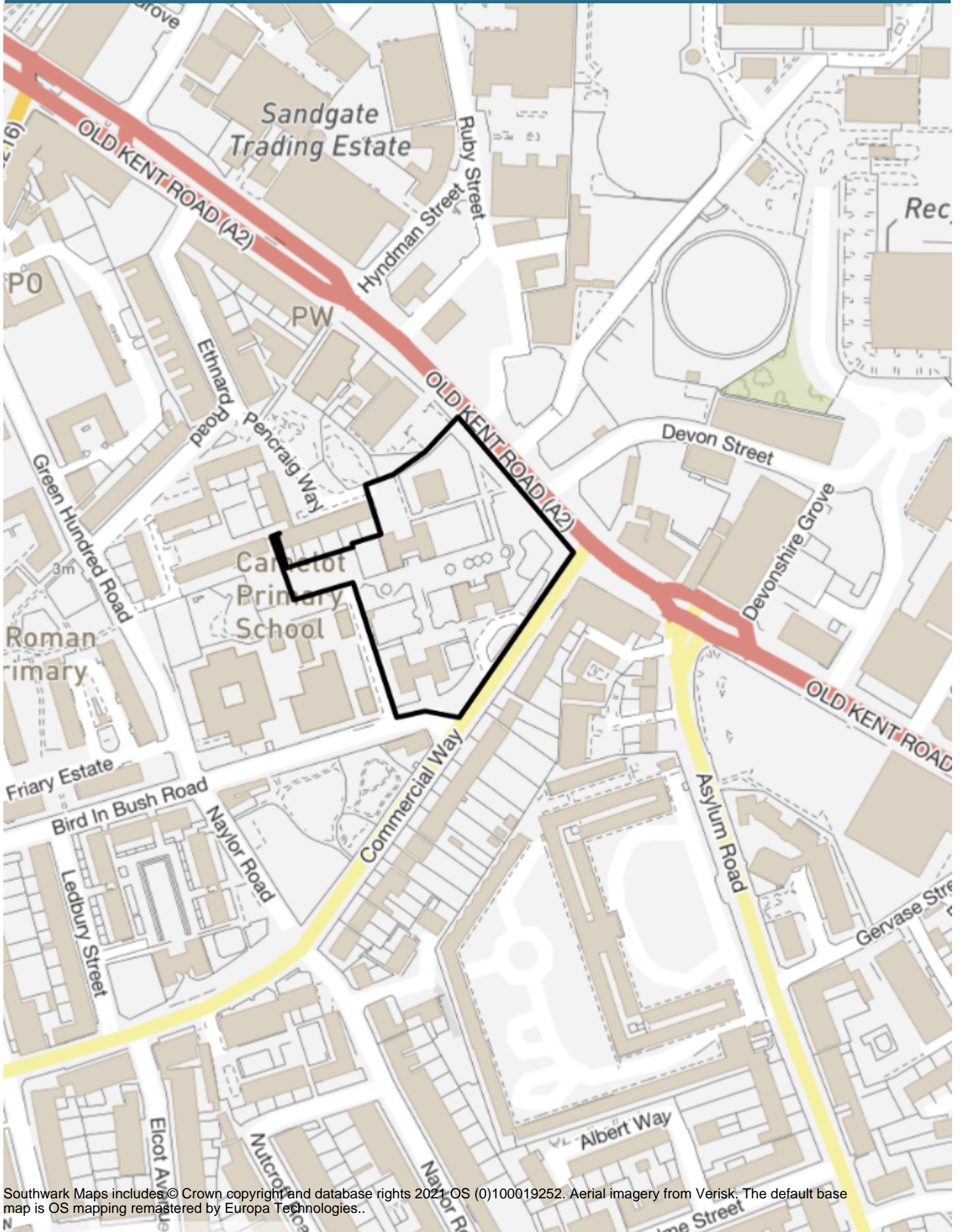
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Sadia Hussain, Acting Deputy Head of Law (Property and Development)		
Version	Final		
Dated	1 March 2022		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Governance	Yes	Yes	
Director of Planning and Growth	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team			1 March 2022



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Contents

RECOMMENDATION.....	3
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION.....	6
Site location and description.....	6
Details of proposal.....	8
Consultation responses from members of the public.....	9
KEY ISSUES FOR CONSIDERATION	13
Summary of main issues	13
Legal context	14
Planning policy	14
ASSESSMENT	15
Principle of the proposed development in terms of land use	15
Design issues	33
Landscaping, trees and urban greening	45
Design Review Panel	46
Designing out crime.....	48
Fire safety.....	49
Ecology and biodiversity.....	50
Impact of proposed development on amenity of adjoining occupiers and surrounding area	51
Outlook and privacy to existing occupiers	51
Daylight and sunlight	52
Conclusion on daylight and sunlight	56
Transport and highways	56
Car parking.....	60
Cycle parking and cycling facilities	62
Healthy Streets/S278 works	64
Transport Summary.....	65
Water resources and flood risk.....	65
Land contamination	65
Energy and sustainability.....	69
Carbon emission reduction.....	69
Whole life cycle	72

Circular economy	72
BREEAM	73
Health Impact Assessment.....	73
Planning obligations (Unilateral Undertaking).....	73
Mayoral and borough community infrastructure levy (CIL)	77
Other matters	78
Community involvement and engagement	78
Human rights implications	79
Consultation responses from external and statutory consultees	81
BACKGROUND DOCUMENTS	89
APPENDICES	89
AUDIT TRAIL	89

Item No. 7.1	Classification: Open	Date: 8 June 2022	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application for: Full Planning Application; 22/AP/0554</p> <p>Address: The Ledbury Estate Commercial Way And Old Kent Road</p> <p>Proposal: The redevelopment of the Ledbury Estate involving the demolition of Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House and the erection of 6 blocks ranging in height from 5 to 22 storeys (max 79.34m AOD) to provide 340 new homes (including 224 replacement homes), provision of Class E space fronting Old Kent Road at ground floor level, together with reprovision of the tenants & residents association hall and multi-use games area, access, servicing, car parking, cycle parking, cycle storage, plant, play and open space and landscaping.</p>		
Ward(s) or groups affected:	Old Kent Road		
From:	Director of Planning and Growth		
Application Start Date	22.02.2022	PPA Expiry Date	1.8.2022
Earliest Decision Date	17.05.2022		

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, referral to the Mayor of London and the completion of a unilateral undertaking.
2. In the event that the requirements of paragraph 1 above are not met by 1 August 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 438 of this report.

EXECUTIVE SUMMARY

3. The proposals involve the redevelopment of two sites on the Ledbury estate, known as the Old Kent Road site and the Bromyard site. This includes the demolition of Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House. All of these tower blocks have been identified as having serious structural and fire safety issues.
4. The proposed redevelopment would re-provide the existing quantum of social rent homes and would result in a net uplift of 116 additional homes. The affordable housing offer overall would be 76.4% by habitable room, with a net uplift comprising 50.5% by habitable room.

5. The quality of the proposed residential accommodation is considered excellent, exceeding the minimum space standards and providing 83.5% dual aspect accommodation. The proposal includes a significant proportion of family homes at 32% and includes four-bedroom and a five-bedroom home in addition to three-bedroom homes. The provision of extensive private amenity, communal open space and public open space is considered generous and in compliant with policy requirements.
6. The proposal would sit comfortably in the existing and emerging context in massing and design terms, including in the context of the adjoining consented schemes in the Old Kent Road Opportunity Area. It would have acceptable amenity impacts including in terms of daylight and sunlight impacts for neighbours and would not cause any harmful overlooking of adjoining occupiers.
7. The proposal would re-provide the existing Tenants and Residents Association (TRA) Hall and the existing multi use games area (MUGA).
8. The proposal would be car free and would incorporate a policy compliant number of wheelchair parking spaces. The proposal would provide a level of cycle parking in compliance with the London Plan and New Southwark Plan.
9. The proposal would achieve 89.1% on-site carbon emissions savings, which is considered excellent, through connection to the SELCHP network and solar photovoltaics. A system of temporary portable boilers would be installed as a back-up to ensure residents experience minimal disruption. The proposal does involve the loss of a Category A tree (Norway Maple) and its retention would not be possible due to site constraints. The Unilateral Undertaking would secure appropriate compensation for this tree and substantial new tree planting and urban greening is proposed.
10. The application has resulted in eight objections and ten responses in support. The key issues raised are the impact of the proposal on the existing highway network. The proposal includes a £2,700 per home contribution (for the 116 home uplift) payable to Transport for London to support additional bus services in advance of the BLE. An extension to the existing CPZ is planned, which would, upon implementation, limit overspill parking. Further, the Old Kent Road frontage includes a generous setback that would provide improved pedestrian, cycle and public transport facilities in accordance with TfL's Healthy Streets scheme which is currently in design development. The responses in support have welcomed the provision of new council flats and the excellent standards they have been designed to.
11. The proposal is strongly supported on the basis of the very high level of affordable housing, the excellent quality of accommodation and the quality design. It is on this basis that the development is considered to be in conformity with the planning policies set out in Appendix 2 of this report and is recommended for approval, subject to conditions and the completion of a Unilateral Undertaking.

Planning summary tables

Residential

12. Tenure	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab room over 28sqm	Total hab rooms
Existing social rent	(75)	(65)	(69)	-	-	209	-	
Re-provided social rent	75	65	69	-	-	209		827
Additional social rent	12	6	28	4	1	51	27	258
Shared equity	1	7	7	-	-	15	13	82
Market sale	27	38	-	-	-	65	20	253
Total	115	116	104	4	1	340	60	1420
Percentage	34%	34%	32%					100%
Affordable housing (by hab room)	76.4% overall 50.5% on net uplift							

Non-residential

13. Use Class	Existing sqm	Proposed sqm	Change +/- sqm
F2 (Community use)	227	234	+7
E (Commercial)	0	488	+488

Parks and Child playspace

14.	Existing sqm	Proposed sqm	Change +/-
Open Space	5818	2960	-49%
Play Space	396	3372	+751%

Environmental

15.	CO2 Savings beyond part L Bldg. Regs.	89.1%
	Trees lost	37
	Trees gained	136

16.		Existing	Proposed	Change +/-
	Urban Greening Factor Score	0.15	0.41	+0.26
	Surface Water Run Off Rate	19.3l/s for Old Kent Road site 2.9 l/s for Bromyard	5 l/s for Old Kent Road 1.1l/s for Bromyard	74% reduction for Old Kent Road 62% reduction for Bromyard
	Green/Brown Roofs	0sqm	2,760sqm for Old Kent Road 780sqm for Bromyard Total 3,540sqm	+3,540sqm
	EVCPS (on site)	0	10	10
	Cycle parking spaces	10 (including 6 within the existing cycle hangar on the Bromyard site)	657 residential cycle spaces & 38 non residential cycle spaces (695 in total)	+6850%

CIL and S106 contributions

17.	SCIL (estimated)	£1,929,844.00
	MCIL (estimated)	£484,121.21
	S106	£557,289.34

BACKGROUND INFORMATION**Site location and description**

18. The Ledbury Estate is a large estate located in the Old Kent Road Opportunity Area. It contains four fourteen storey towers blocks proposed for demolition (referred to as Bromyard House, Skenfirth House, Sarnsfield Houses and Peterchurch House, containing a total of 224 existing homes. Of these existing homes, 15 are leasehold homes which are privately owned.

19. The main Old Kent Road site has Old Kent Road to the east, Bird in the Bush Road (and Camelot Primary School) to the west, Commercial Way to the South and Ethnard Road to the North. This site includes three of the four tower blocks (i.e. Peterchurch House, Skenfrith House and Sarnsfield House) included within the development proposals. The Old Kent Road site also contains the Tenants and Residents Association (TRA) hall and the MUGA facility.
20. The second Bromyard site contains the fourth tower block, known as Bromyard House. This is located a few hundred metres southwest along Commercial Way.



Existing site aerial

21. The four tower blocks are large panel system construction, built by Taylor Woodrow between 1968 and 1970 and are former GLC properties which transferred to Southwark Council in 1982. The towers are finished externally with exposed aggregate consisting of Norfolk flint and are symmetrical, with six bays on each floor and a flat roof with a 'H plan' layout.
22. The site also includes landscaped outdoor spaces and walkways through the estate. On the Old Kent Road site, there is a central raised podium linking the blocks providing undercroft parking. Whilst this was intended as a communal space and a way to provide for cars and retain outdoor amenity, the podium resulted in the closing and cutting off former through routes to and along the north side of the school. The podium is experienced as a stark and inhospitable area in the main, without greenery. The south site with Bromyard House does not contain a raised podium, but does have a raised open grassed area.
23. The appearance of the four tower blocks has not changed since they were constructed in the 1960s, its relationship to the public realm, the wider surroundings and the layout of the raised podium with parking undercroft is of particularly poor quality design. In addition to the 1960s blocks, there are two areas surrounded by

long-term hoardings, which have been erected to conceal and protect building services plant. These give rise to a hostile boundary.

24. The two parts of the site are to a degree connected by Bird in the Bush Park which is protected Borough Open Land and a designated Site of Local Importance for Nature Conservation (SLINC).
25. In early 2017, concerns were raised by residents residing in the four tower blocks about fire safety and structural integrity of the blocks. Following a successful ballot in 2021 where the residents voted to regenerate the estate, the council have allocated a project team, appointed a design team, worked closely with Ledbury residents to prepare designs, resulting in the submission of the planning application for a redevelopment.
26. The majority of the site is not located within a conservation area but a minor portion of the Kentish Drovers and Bird in Bush Conservation Area overlaps in the south-western boundary of the Old Kent Road site. The sites do not contain any listed buildings. Within close proximity, there are listed buildings and conservation areas, including the Grade II listed Gasworks and Former Camberwell Public Library and Livesey Museum.
27. There are a number of large and mature trees along the Old Kent Road and Commercial Way frontages of the main Old Kent Road site.

Details of proposal

28. The development includes the demolition and redevelopment of the three 14-storey residential buildings on the main Old Kent Road site, namely Sarnsfield House, Skenfrith House, and Peterchurch House. Further south-west, on the second site beyond Naylor Road on Commercial Way, Bromyard House would also be demolished and redeveloped.
29. The redevelopment would provide a total of 340 new homes, which would include the re provision of the 224 existing homes alongside an additional 116 additional mixed tenure dwellings including 51 social rent homes and 65 market sale homes.
30. When just considering the 116 new home uplift, 50.5% would be affordable by habitable room, in the social rent tenure.
31. On the main Old Kent Road site, two new six storey buildings, Blocks B3 and B2, would create a new frontage onto Old Kent Road and Commercial Way respectively, while a new tall building of 22 storeys (Block B4) would be set back within the site behind that new frontage. All three blocks would provide affordable social rent accommodation, while a fourth, Block B1, at the junction of Commercial Way and Bird in Bush Road, would provide flats for market sale over eight residential storeys. On the Bromyard site, a part 14 storey and part five storey building of social rent homes is proposed with a six storey block for market sale (Blocks A1 & A2).
32. In terms of the non-residential space, two commercial units fronting the Old Kent Road located at ground level are proposed together with a replacement TRA Hall located at the base of Block B4. The existing Muga would be reprovided.

33. The social rented homes would be located in Blocks A2 (Bromyard) and B2, B3 and B4 (Old Kent Road). The market homes would be located in Blocks A1 (Bromyard) and B1 (Old Kent Road). The reprovided shared equity homes would be located in Block A2 alongside the social rented.
34. The proposal includes ten car parking spaces. A new estate vehicle route is proposed on the main Old Kent Road site. Cycle parking and bin storage would be provided.
35. It is expected that demolition and construction works on the Bromyard site would commence first, followed by the Old Kent Road site.
36. The surrounding low rise accommodation within the estate including the third site located opposite Bromyard House on the other side of Commercial Way, would remain as existing.
37. The applicant is Southwark Council.
38. Revised plans /information was received during the course of the application relating to overheating, whole life cycle, air quality, drainage, trees, cycle parking, wheelchair homes and flat sizes. Additional information was also submitted to address the comments made by the GLA, TfL and Historic England.

Consultation responses from members of the public

39. Eight representations have been received raising objections to the proposed development. In addition, four representations have been received making comments. The nature of the objections and comments are summarised in the table below.

Objections	Officer Response
<u>Increase in traffic along Commercial Way</u> : Including additional traffic including during demolition and construction. More traffic calming is needed.	The proposal includes the minimum level of parking, at 3%, for wheelchair users and given the 116 additional homes, it is considered that this would be unlikely to have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads. Additional traffic during the demolition and construction phases would seek to minimise disruption to the road and pedestrian network as far as possible.
<u>Cycles and road safety</u> : Need for additional cycling infrastructure. Old Kent Road is currently unsafe.	The Old Kent Road would benefit from a 'Healthy Streets' scheme currently under design development. This scheme will provide improved pedestrian, cycle and public transport facilities along the corridor. The proposed development on the Old

	Kent Road frontage includes the provision of a generous 7m pavement which can go towards delivering these improvements.
<u>CPZ</u> : When will the new CPZ come in? It needs to be before demolition starts.	The current programme is for Statutory Consultation to take place in July/Aug 2022 with a live date being April 2023. This would be shortly after demolition takes place but would be well in advance of occupation of the proposed development.
<u>Construction traffic</u> : More information is needed including vehicle numbers and to avoid congesting Bird in Bush Road, Commercial Way, Ledbury Road, Friary Road, Naylor Road and the Commercial Way/ Old Kent Road junction.	The appointed contractor would use designated construction traffic routes for deliveries to the site. Access routes to and from the site to be used by heavy good vehicles (HGVs) would be agreed prior to demolition via the detailed construction management plan to minimise disruption to the road and pedestrian network. The strategic road network would be used as far as possible to reach each site.
<u>Bromyard servicing</u> : No off street servicing is provided.	The Bromyard site has no designated servicing area and is proposed to be served from Commercial Way, or Ledbury Street. This is in line with existing arrangements.
<u>Inadequate parking provision</u> : There are no car parking spaces available. The area is already overcrowded with cars.	The council has been consulting on a proposal to extend the current CPZ, which once in place should ensure that the proposed development does not increase car-dominance on surrounding streets.
<u>Car parking</u> : Planning documents state the development is 'car free', yet there are 90 existing parking spaces for the residents on the estate.	The proposal includes 3% car parking for wheelchair users. The existing car parking spaces exist on a part of the estate which is outside of the red line, and therefore lie outside the scope of the application.
<u>Public transport provision</u> : More provision is needed.	£2,700 per home (for the uplift) would be paid to TfL towards supporting additional bus services.
<u>Ethnard Road</u> : How will you prevent it being flooded by all the new residents?	The council has been consulting on a proposal to extend the current CPZ to include Ethnard Road which should ensure that the proposed development does not increase car-dominance on

	surrounding streets.
<u>Loss of greenspace</u> and grassland at the Bromyard site. More planting and trees is needed.	The Bromyard site comprises buildings and hardstanding, with areas of amenity grassland, introduced shrub and scattered trees. The habitats are common in the local area and the council's ecology officer has not raised any concerns with the loss of the greenspace. The proposed scheme includes significant tree planting, the incorporation of biodiverse roofs, SuDS, planting for wildlife and the provision of bird nesting opportunities. The details of the landscaping have been requested by condition.
<u>Rainwater harvesting/ SuDs: Is this included?</u>	Whilst rainwater harvesting is not proposed, Sustainable Urban Drainage Systems (SuDS) would be included in the proposed development in the form of rain gardens.
<u>Sustainability</u> - Can the development include use of swift boxes?	Conditions have been imposed to require the provision of nesting bricks and bat tubes.
<u>Cycle hangar</u> : The existing cycle hangar needs to be reprovided.	The existing cycle currently exists on the Bromyard site containing a number of cycle parking spaces. The applicant has agreed to re-provide this facility but has yet not identified a specific location. A condition has been attached to the draft decision notice requiring details of the location to be submitted together with detailed plans requiring its relocation.
<u>Excessive building height</u> and impact on the adjoining Conservation Area and listed buildings.	See main body of report below for a detailed assessment in relation to the impacts of the proposed building height. In summary, the proposed building height and visual impacts arising would respond to the surroundings appropriately and when taking into account the context including the Opportunity Area designation.
<u>Daylight</u> : The Bromyard site will create a loss of light for other houses along Commercial Way.	See main body of report below for a detailed assessment in relation to the impacts of the proposed development on the daylight, sunlight and overshadowing of surrounding properties. In summary, the impacts to these properties have been

	assessed and have been found to be acceptable.
<u>Provision of private homes:</u> Land should not be sold to provide private homes.	The proposal includes a substantial proportion of affordable housing at 76.4% measured by habitable room. The remaining homes would be for market sale. The land would remain in ownership of the applicant (the council).
<u>Tower refurbishment:</u> Was a second opinion sought on refurbishing the towers?	This is discussed in detail below under " <i>Consideration of alternative options</i> ". In summary, the vast majority of residents voted in favour of demolishing the towers in the ballot.
<u>Existing tenants:</u> What will happen to existing tenants?	This is discussed in detail below under " <i>Decant Strategy</i> ".
<u>Whole Life cycle/Circular economy:</u> There does need to be more innovative approaches to the constant demolition and rebuilding.	The applicant has identified that there would be opportunities to re use some of the existing building materials within the informal playable landscape.
<u>Pressure on local facilities.</u>	The proposed development would be liable to pay both the Mayoral and Southwark Community Infrastructure Levy which would go towards local infrastructure. £2,700 per home (for the uplift) would also be paid to TfL towards supporting additional bus services.
<u>Lack of consultation:</u>	The engagement programme for the project has been developed to meet the council's Development Consultation Charter which detail the extensive engagement and consultation that has been carried out. This is further discussed below under the "Community involvement and engagement" section of the report.
Comments in support	
10 representations in support of the planning application were received as follows.	

- It provides for new council flats.
- The proposed flats are spacious and built to high sustainability standards.
- The location of the new flats on the estate is well planned, with acceptable space between buildings.
- The new buildings are all tenure blind.
- The redevelopment is much needed and long overdue. The efforts to consult with residents over the years are appreciated together with the hard work of the council officers.
- This development addresses the fire safety and structural problems historically associated with the towers.
- The overall look of the design is very sympathetic with the local area and proposed developments on the Old Kent Road, in particular with the use of brick facade.
- The proposals for landscaping look very promising.
- Appreciate that existing tenants are given the right to return.
- Would however like to see more commercial space at ground level to provide services to local residents.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

40. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Estate regeneration;
 - Provision of housing;
 - Non residential uses, TRA Hall & Muga;
 - Old Kent Road phasing;
 - Equalities Impact Assessment;
 - Environmental Impact Assessment;
 - Housing mix;
 - Density;
 - Residential design;
 - Outdoor amenity space, children's play space and public open space;
 - Design issues including site layout, tall buildings and heritage considerations;
 - Landscaping, trees and urban greening;
 - Design Review Panel;
 - Designing out crime;
 - Archaeology;
 - Fire safety;
 - Ecology and biodiversity;
 - Impact of the proposed development on the amenity of neighbours;

- Transport issues;
- Water resources and flood risk;
- Land contamination;
- Lighting and solar glare;
- Noise and vibration;
- Air quality;
- Wind Microclimate;
- Energy and sustainability and digital connectivity;
- Health Impact Assessment;
- Planning obligations; and
- Mayoral and borough community infrastructure levy (CIL)

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

Legal context

42. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. 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.
43. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

44. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) constitutes a material consideration but is not part of the statutory development plan. A further preferred option of the Draft Old Kent Road Area Action Plan (AAP) was published in December 2020. As the document is still in draft form, it can only be attributed limited weight. 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.
45. The site is subject to the following policy designations:
- Bermondsey Lake Archaeological Priority Zone;
 - Urban Density Zone;
 - Air Quality Management Area;
 - Old Kent Road Action Area Core;
 - Old Kent Road Opportunity Area;

- The site is located adjacent to the Bird in the Bush Park which is protected Borough Open Land and a designated Site of Importance for Local Nature Conservation (SLINC);
- The East Southwark Critical Drainage Area;
- Flood Zone 3;
- The Old Kent Road frontage is protected and safeguarded by TfL for the BLE running tunnels;
- A minor portion of the “Kentish Drovers and Bird in Bush Conservation Area” overlaps in the south-western boundary of the Old Kent Road site.
- The “Livesey Conservation Area” is located to the south of the main site;
- The “Caroline Gardens Conservation Area” is located to the south of both sites;
- There are a number of listed buildings in close proximity to the site, including the Former Camberwell Public Library and Livesey Museum & Statue of George Livesey to the north of the main site on Old Kent Road and the Kentish Drovers Public House to the south of the main site on Old Kent Road;
- The site falls within the extended background of Protected Vista 3A.1 (Kenwood viewing gazebo to St Paul's Cathedral).

ASSESSMENT

Principle of the proposed development in terms of land use

Opportunity area

46. AV.13 Old Kent Road Area Vision of the New Southwark Plan sets out the overall vision for the Old Kent Road. The policy says development should:
- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of jobs;
 - Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution;
 - Help foster a community in which old and young can flourish;
 - Build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest;
 - Link existing open spaces like Burgess Park to each other and new park spaces;
 - Demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.
47. AV.13 Old Kent Road Area Vision also states that the Old Kent Road Area Action Plan (AAP) will set out the physical framework that will enable the community to realise its potential. The council is in the process of preparing this Area Action Plan for Old Kent Road which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. A further

preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2020. As the document is still in draft form, it can only be attributed limited weight. The Ledbury Estate is referred to in Sub Area 3 of the AAP (Sandgate Street, Verney Road and Old Kent Road south) where it is stated that proposals to improve existing homes and/or build new homes on the Ledbury Estate are being developed in consultation with the residents of the estate.

Estate regeneration

48. Policy H8 of the London Plan seeks to resist the demolition of affordable housing unless: there has been consideration of alternative options; it is replaced by an equivalent amount of affordable housing floorspace; and it delivers an uplift in affordable housing. The policy also seeks that replacement affordable housing is integrated into the development to ensure mixed and inclusive communities. These issues are discussed in the subsequent paragraphs.

Consideration of alternative options

49. Policy H8 states that before considering demolition of existing estates, alternative options should first be considered, and the potential benefits associated with the option to demolish and rebuild an estate set against the wider social and environmental impacts.
50. In this regard, the application is supported by a Planning Statement and Statement of Community Involvement, which identifies a number of issues affecting the site and its residents which have resulted in the decision to develop the estate, formed over the two sites. The existing four tower blocks (Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House) have serious structural and fire safety issues. An investigation was carried out by the council and its findings indicated significant works would be required to meet current Building Regulations and fire safety standards, largely resulting in the structural risks posed by the Large Panel construction system used in the structure of the towers.
51. A number of options were considered by residents as follows because of the structural and fire safety issues highlighted. These were as follows:
- Option A - strengthening the four towers.
 - Option B - strengthening the four towers, and building between 87 and 130 new homes.
 - Option C – a mix of strengthening of one or more of the towers; and the demolition of the others and replacing them with new homes.
 - Option D – demolition of the four towers and replacement with new homes.
52. A household survey on the options took place, with the results being 61% being in favour of option D. Therefore the option of demolishing the four towers and replacement with new homes was the preferred option that went to the formal Resident's Ballot. The ballot was carried out independently on the 3 March 2021, which went out of 196 qualifying households. 86% of respondents voted in favour of the proposal (based on a 56% turnout of eligible residents).

53. The site is located in a predominantly residential area and is considered a sustainable location to replace the existing homes and create new housing. Furthermore, the council's adopted planning policies highlight the importance of delivering sufficient housing to meet local needs. Having regard to the evidence put forward by the applicant, the principle of demolition is accepted.

Like-for-like replacement of existing affordable housing floor space

54. As set out above, the loss of existing affordable housing should be resisted unless it is replaced by an equivalent amount of affordable housing floorspace (with no overall net loss). Policy H8 of the London Plan confirms that replacement affordable housing floorspace must be provided at social rent levels, where it is being provided to facilitate a right of return for existing social rent tenants.
55. The proposals would involve the development of 340 new units resulting in the net gain of 116 homes and would also result in an uplift in social rented habitable rooms as detailed below:

Table: Existing and proposed social rent

	Existing	Proposed	Net Change
56. Units	209	260	51
Habitable rooms	827	1,085	258

57. The existing social rent floorspace to be demolished is 15,975 sqm across the four existing towers, with the proposed social rent floor space totalling 25,004 sqm. As such, the requirement for like-for-like re-provision has been demonstrated in accordance with London Plan Policy H8.

Increase in affordable housing

58. As outlined in the above, the proposal would result in an uplift of 116 additional homes, of which 51 would be affordable (social rent) and 65 market sale. The existing 15 shared equity homes and 209 social rent homes would be re-provided and the uplift of 51 additional affordable units would be provided at social rent levels.

Good Practice Guide to Estate Regeneration (GPGER)

59. Paragraph 4.8.4 of London Plan Policy H8 states that all estate regeneration proposals should take account of the requirements of the Mayor's Good Practice Guide to Estate Regeneration. These comprise the above detailed like-for-like replacement of existing affordable housing and an increase in affordable housing; a full right to return for social housing tenants; a fair deal for leaseholders and/or freeholders; and full and transparent consultation.
60. As of May 2021, of the existing 224 homes, 23 secure tenants remain in their homes, 15 are being occupied by those with leasehold interests and 103 are being used as temporary accommodation (with the remaining being empty). The four tenants and three leaseholders in Bromyard House are temporarily residing in the other blocks, as Bromyard House is entirely vacant, anticipated to be delivered first.

61. All residents would have a right to return and all replacement units would be provided at social rent levels and would all be afforded the same security of tenure.
62. The applicant has and continues to work closely with the Southwark Housing and Leasehold teams in the development of the design proposals. This is to ensure that the replacement homes meet the needs of residents with the right to return. Of the residents with the right to return, one wheelchair user, who has made it clear that he would like to return, was re-housed from the existing blocks. The tenant, who requires a one bedroomed wheelchair accessible property would be re-housed in one of the wheelchair accessible homes.
63. Another tenant with the right to return has requested a shower instead of a bath in their new home due to accessibility issues. This would be achieved through the pre-allocations process for the new homes should planning permission be granted. At that stage the new homes will be pre-allocated and any adaptations required by remaining residents will be undertaken.
64. All resident tenants would be entitled to a home loss payment which is currently set at £6,500 (reviewed annually). Residents would also be entitled to disturbance costs, including reasonable costs related to moving, redirection of postal services, disconnection and reconnection of services and adjustments to carpets / curtains.

Decant and rehousing strategy

65. As a result of the structural and fire safety issues, tenants in the Ledbury Towers were given a “Band One” status for a priority move. All secure tenants were registered for a move to a permanent new home and those who have been rehoused from the site to date have had their needs fully considered at the time of their move to their new property. These are not temporary moves, but they have been granted new secure tenancies on their replacement properties, with an option to come back to a new home on either of the two sites if they choose once the new homes have been built. To date 165 tenants moved to a new permanent tenancy. It is anticipated that many residents will not return as they have settled into their new homes including houses with gardens and new build homes. However the mix for the new homes has taken account of the housing needs of all tenants should they want to exercise their right to return.
66. All leaseholders who have sold their properties back to the council have moved from the site under a voluntary buy back scheme which means they would not be returning to the sites, unless they choose to independently buy a private for sale home on the open market in one of the new build flats on the sites in the future. Negotiations with remaining leaseholders also includes this option along with shared equity options, in line with the terms of the Landlord Offer.
67. The pre-allocation process is programmed to commence after planning permission has been granted. Households would then know the exact home they would be moving to, what the timetable would be, and would be able to choose from the available colour finishes for their new homes, and any adaptations required can be completed as the new homes would be designed to meet their needs. Remaining residents and tenants with a right to return would be provided with details of the

layouts of the new homes and asked for their preferred choice of property. Residents who want to move to a home on the same floor and aspect would be given the highest priority. Prioritisation would be based on housing need, medical need and then length of time residents have lived on the estate.

Consultation

68. When the issues were identified in 2017 Southwark Council appointed Open Communities as the Independent Tenant and Leaseholders Advisor for the Ledbury community. Since then they have developed a relationship with the community that entails chairing monthly resident design group and resident project group meetings and leaseholder meetings. They also maintain ongoing engagement with the wider community through their regular presence on site and through the other communication channels in which residents are able to reach them. This has made them an invaluable resource in helping to share with the project team not only current views but historic information that has, and is, helping to shape the design proposals.
69. Following on from this, throughout design development, the project team has engaged directly with the wider community through public consultations at each RIBA stage including a vote about extending the project scope to include the redevelopment of the TRA hall. In addition, there have been workshops aimed at different sections of the community including young children regarding proposed play equipment and young people about safe spaces, along with a session to help form the brief for the TRA hall. Updates have also been provided via the Commonplace platform, which in addition to the newsletters include relevant contact details.
70. The latest plans and scaled model are also permanently displayed in the TRA hall, where the council's housing team, which works closely with the project team, is based 24/7. This effectively serves as an all-hours drop-in service. In the coming weeks a further public consultation would be held to gain feedback on the proposals for the TRA hall along with wider estate improvements (which are outside the scope of this application) and reconfiguration of existing parking as well as general progress updates.

Provision of housing

71. The scheme would provide 340 residential units, including more than a policy compliant affordable housing comprising social rented housing, at 77% affordable housing. There is a pressing need for housing in the borough.
72. London Plan Policy H1 (Increasing Housing Supply) highlights the need for new homes in London and sets out 10-year housing targets for each borough which are to be achieved by allocating a range of sites for housing; encouraging development on appropriate windfall sites; and optimising the potential for housing deliver on all suitable and available brownfield land. Table 4.1 of the London Plan sets Southwark a ten-year target (2018/29/ to 2028/29) for net housing completions of 23,550 (equivalent of 2,355 dwellings a year).
73. This is echoed by policy in the New Southwark Plan and draft OKR AAP. Specifically Policy ST1 Development targets of the New Southwark Plan states that we will work with our partners, local communities and developers to ensure that developments

deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum). Similarly, the draft OKR AAP sets out the phased delivery target of 20,000 homes.

74. The proposal would make a sizeable contribution to the borough's housing stock and combined with a policy compliant affordable housing offer. This is considered to represent a significant positive aspect of the scheme.

TRA hall and commercial uses

75. The site is generally residential at present, except for the existing TRA Hall. This would be reprovided with a replacement TRA Hall located at the ground floor of Block B4 on the Old Kent Road site. This would fall within use Class F2 and contain 234 sqm of floorspace, replacing the existing 227sqm floorspace.
76. The proposed TRA hall has been co-designed with residents as the hub of the community. The existing hall has not been available for resident activities due to it previously being used as a free school which has been permanently relocated and as the 24/7 emergency base for the team looking after the Towers. The layout of the new facility deals with the current layout issues, so that the office and kitchen can be accessed without going through the new halls for multiple activities to take place. The hall is expected to be used for a range of activities and events. Additional TRA amenity space would be provided at roof level. Its re-provision would ensure there would be no loss of this provision for residents, in line with Policy P47 Community uses of the New Southwark Plan. It is further recommended that details of how to book the facility, including how the TRA hall would be publicised to the wider community, be submitted by planning condition in line with P47 Community uses of the New Southwark Plan.
77. Two commercial units fronting the Old Kent Road located are proposed at ground level and comprise 488 sqm of floorspace. These units would be located within the District Town Centre (Old Kent Road South) and thus supported. The space is proposed within Class E - Commercial, Business and Service in order give maximum flexibility in terms of finding an end user which could include a shop, office or studio space. It would be a suitable environment for a small retail unit or a creative company to establish themselves. The applicant has agreed to accept an obligation in the Unilateral Undertaking to not use the commercial units as a betting shop, pawnbrokers or pay day loan shop. Conditions would be added to control opening hours for these two units.
78. The floorspace would be significantly below the 1,000 sqm threshold set out in Policy 36 and as such an, impact assessment is not required. These commercial units would maximise diversity and provide useful facilities for nearby local residents.
79. The proposed mix of uses within the development is considered acceptable in principle with active commercial uses proposed on ground floor level fronting the Old Kent Road and a replacement TRA Hall with residential uses on upper floors. Given the above, and the identified need for regeneration and new homes, the approach of a mixed-use development with a new community / commercial spaces and housing is supported.

Multi-use games area (MUGA)

80. The Old Kent Road site would re-provide the existing games area. The existing MUGA is located centrally within the Old Kent Road site away from the edges of the site. Following the redevelopment, the MUGA would be relocated to the north-west of the Old Kent Road site, immediately to the south of residential gardens belonging to the Pencraig Way. Details of the external lighting would be subject to planning condition, to ensure that it does not cause any excessive light pollution to the existing residents located on Pencraig Way. It is further recommended that details of how to book the facility, including how it would be publicised to the nearby community, be submitted by planning condition so that the facility is capable of being used by the wider community in line with P47 Community uses of the New Southwark Plan.

Affordable workspace

81. Policy P31 of the New Southwark Plan requires developments proposing 500sqm GIA or more employment floorspace to provide 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents. Since the non-residential floorspace Class E floorspace proposed is 488sqm, it is under the 500sqm threshold and thus no affordable workspace would be required.

Old Kent Road phasing

82. Greater London Authority (GLA) and Transport for London (TfL) officers have worked closely with Southwark Council officers to agree the broad geography and phasing of development in the area covered by the Old Kent Road Area Action Plan (OKR AAP), to help provide certainty to communities, local businesses and developers in advance of the Bakerloo Line Extension (BLE) and a clear timetable for its delivery. This has resulted in broad agreement between the GLA, TfL and Southwark Council on the scale and geography of the area's new town centres, where industrial uses will be retained, replaced and intensified, and how housing delivery will be phased in advance of the Bakerloo Line Extension (BLE). Broad alignment and the location of potential tube stations has also been agreed between Southwark Council and TfL and formal safeguarding is in place (which is further discussed later in the below paragraphs).
83. As part of this process, a cap of 9,500 net additional homes has been agreed for Phase 1 until a BLE construction contract is in place. In this case, recognition has been given to the severity of the situation being faced by the applicant given the structural and fire safety related issues, the impact on all stakeholders and the wider implications of inaction and the intended delivery programme with a start on site this year. As such, officers have worked to incorporate the redevelopment of the Estate into the 9,500 homes cap.

Equalities impact assessment

84. The Equality Act (2010) provides protection from discrimination in respect of the following protected characteristics: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. Section 149 of the Equality Act 2010 places the Local Planning Authority

under a legal duty to have due regard to the advancement of equality in the exercise of its powers, including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; and
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
85. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she new and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.
86. This section of the report examines the impact of the proposals on those with protected characteristics, with a particular focus on the Council’s legal duties under Section 149 of the Equality Act (2010).
87. An equalities impact assessment has been submitted as part of a planning application.
88. There are certain aspects of the proposed development that may have impacts on particular equalities target groups:
- disability - impact of design on accessibility;
 - race - impact of affordable housing provision on target groups; and
 - age - impact of design and housing provision on children, and older people.
89. The proposed development would provide a mix of uses including residential (340 homes), two commercial units and a new TRA Hall. The homes, retail and community facilities in the scheme would be provided to modern design standards, including compliance with the regulations on accessibility. In addition, all homes would be built to accessible standards as a minimum and 10% would be wheelchair accessible.
90. These modern design standards offer significant improvements in accessibility, and would benefit potential future residents or visitors with disabilities, older people with mobility difficulties, and other groups such as parents with children. The development therefore would not raise any issues relating to disability equalities.
91. The proposal would be designed to ensure safety and security is maximised to reduce any potential for crime. Linkages into and sightlines across the site would be improved and buildings will be designed to meet Secure by Design standards, as discussed later in the report.
92. It has been estimated that approximately 510 people would be employed full time throughout the duration of the construction contract, and the 478 sqm of commercial

space could generate up to 32 long term jobs on-site.

93. There is a large number of existing black and ethnic minority ethnic businesses in the local area, which would not be directly affected by the proposed development. However, the impact of the development would increase footfall in the local area and could create a number of opportunities for these existing businesses.
94. The proposal includes the provision of a new public realm which would increase the level of high-quality open space available in the area. This feature will have a number of positive benefits, especially for younger people and those on lower incomes who may not be able to access more formal organised physical activities. This opportunity for recreation encourages more active lifestyles which have improved health and quality of life in addition to encouraging social integration and community cohesion.
95. Overall, it is felt that the proposed development would make a significant contribution towards the regeneration of the surrounding area, the provision of new high quality accessible housing, including affordable housing and the creation of employment would have a positive impact on the local area. It is therefore considered that the proposed development would not have a negative impact on equalities.

Environmental impact assessment

96. Due to the scale of the scheme, a request for a formal screening opinion to determine whether the development constitutes an Environmental Impact Assessment (EIA) development as defined by the Town and Country Planning EIA Regulations 2017 was submitted to the Council in November 2021.
97. The request (Ref: 21/AP/3979) was considered under Schedule 2, 10(b) Urban Development Projects of the EIA Regulations, as the proposals exceed the threshold of more than 150 residential units identified within Schedule 2 (10b). Based on the consideration of the proposals against the requirements set out in Schedule 3, the council considered that the development is unlikely to cause potentially significant effects. It was considered that any minor effects which are considered to be not significant in EIA terms and can be appropriately addressed and mitigated within the technical inputs submitted as part of the planning application and through the design of the site. As such, it was considered that an EIA was not required in support of the application for this development.

Affordable housing

98. The NPPF requires affordable housing as part of major residential developments. Policy H4 (Delivering affordable housing) of the London Plan sets out the strategic target that 50% of all new homes delivered across London are to be genuinely affordable. Policy P1 of the New Southwark Plan requires development that creates ten or more homes to provide the maximum viable amount of social rented and intermediate homes and the minimum amount should be 35%.
99. In addition, Policy H5 of the London Plan states that development on publically owned land should deliver a minimum of 50% affordable housing.

100. Overall, the proposals would provide 209 re-provided social rented homes, 15 re-provided shared equity homes, 51 additional social rented homes and 65 additional private homes. The additional units (uplift) comprise 116 units in total: 51 for social rent and 65 for private sale.
101. It is noted that the 15 units shared equity units are a shared equity product facilitating a right to return for existing households, and are not considered to constitute intermediate affordable housing under a shared ownership basis and are to be occupied by former leaseholders who are not qualifying for affordable housing provision.
102. The proposed development overall would provide 76.4% social rented housing measured by habitable room. Taken in isolation, the uplift in units comprises an affordable housing provision of 50.5% by habitable room.
103. The New Southwark Plan Policy P1 sets a requirement for a minimum of 25% of all the housing to be provided as social rented and a minimum of 10% intermediate housing to be provided. Whilst there is no provision of intermediate, this is balanced by the substantial delivery of social rented housing. Both the London Plan and Mayor's Viability SPG are clear that, in order to incentivise developments providing over 75% affordable housing (such as the application proposals), local planning authorities can apply flexibility on issues such as housing mix and tenure.
104. In accordance with Policy P1 of the New Southwark Plan, rooms that are over 28sqm have been counted twice for the purposes of calculating affordable housing. This accounts for large open plan living room spaces that include kitchens and dining areas. In this development, there are 60 rooms that are over 28sqm.
105. In total, 1420 habitable rooms would be provided in the proposed development. The development would provide a total 1085 social rented habitable rooms which would equate to an overall provision of 76.4% affordable housing (all social rent). Based on the uplift only, the development would provide 50.5% affordable housing (all social rent) based on 258 additional social rented habitable rooms out of 511 additional habitable rooms.
106. This exceeds the requirement for 25% of homes to be social rented complying with New Southwark Plan Policy P1. In addition, the 50.5% social rented provision in relation to the 116 homes uplift, complies with Policy H5 of the London Plan which requires a minimum of 50% affordable housing on publically owned land.

Table: Affordable housing mix

107. Tenure	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab room over 28sqm	Total hab rooms
Existing social rent	(75)	(65)	(69)	-	-	209	-	
Re-provided social rent	75	65	69	-	-	209		827
Additional social rent	12	6	28	4	1	51	27	258
Shared equity	1	7	7	-	-	15	13	82
Market sale	27	38	-	-	-	65	20	253
Total	115	116	104	4	1	340	60	1420
Percentage	34%			32%				100%

108. The Unilateral Undertaking would secure the delivery of these units, including clauses to prevent the occupation of more than 50% of the private apartments until 50% of the affordable units are completed. In line with the Mayor's Affordable Housing and Viability SPG, an early review mechanism would be secured by the Unilateral Undertaking, since the development would not substantially commence within 24 months. The review would determine whether the viability of the development has improved during that time, and accordingly whether it could deliver any more affordable housing. However, it should be stressed that the overall quantum of 76.4% would remain as the minimum level of provision. The review mechanism would capture any increase should the development be able to support it. It should further be noted that the GLA, in their Stage 1 report, advised that mid and late stage viability reviews should also be secured but given the substantial delivery of affordable housing and the findings of the viability review (as referred to in the subsequent paragraphs), it is felt that this would not be justified in this instance.

Development viability

109. Southwark's Development Viability SPD requires a financial viability appraisal to be submitted for all planning applications which trigger a requirement to provide affordable housing. The financial viability appraisal should identify the maximum level of affordable housing that can be sustained and justify any proposed departures from planning policy requirements. The appraisal submitted was reviewed by an independent consultant, acting on the council's behalf.

110. The council's consultant has reviewed the Financial Viability Assessment prepared on behalf of the applicant which concludes that the proposed scheme generates a Residual land value of -£69.5m and on that basis cannot provide any additional affordable housing contribution. In general all of the assumptions and inputs made

have been agreed by the councils' independent consultant save for a very slight differences in build costs which the council's consultant felt had been slightly overestimated and social rent values which were felt to be underestimated. The council's consultant agrees that the scheme cannot offer more affordable housing and conclude the deficit is minus of £47.6m. This differs from the minus £69.5m concluded by the applicant but is still a very large deficit and in conclusion it is clear that the scheme cannot support any additional affordable housing.

111. It should be noted that the GLA's viability team undertook a further review of the applicant's Financial Viability Appraisal as the proposed development falls within their Viability Tested Route. The GLA's viability team share the view that the scheme includes the maximum level of affordable housing and cannot deliver any additional affordable housing. However, based on their evidence of other estate regeneration sites, they also felt construction costs are slightly higher than typical. Similar to the council's independent review, the actual level of deficit has not been agreed but there is no disagreement that the scheme does deliver the maximum level of affordable housing.

Conclusion on affordable housing

112. The level of affordable housing secured represents a significant benefit of the proposed development. Not only would the existing social rented homes be re provided but a significant proportion of the uplift would also be secured as social rented housing.

Housing mix

113. New Southwark Plan Policy P2 seeks to ensure that a minimum of 20% of family homes with three or more bedrooms are provided in the Action Area Cores (which would apply to the Old Kent Road site) and a minimum of 25% of homes with three or more bedrooms are provided in the urban zone (which would apply to the Bromyard site). The policy also requires two-bedroom homes as a mix of two-bedroom three-person and two-bedroom four-person homes.
114. The provision of residential accommodation on the site is as follows.

Table: Housing mix

Dwelling size	No of units	Percentage
1 bedroom	115	34%
2 bedroom 3 person	7	34%
2 bedroom 4 person	109	
3 bedroom 4 person	8	32%
3 bedroom 5 person	3	
3 bedroom 6 person	93	
4 bedroom 7 person	1	
4 bedroom 8 person	3	
5 bedroom 9 person	1	
Total	340	100%

116. The proposal includes 32% family home provision, which is above both the 20% and 25% policy targets and represents a further planning benefit of the scheme.

Wheelchair housing

117. The proposed development would provide 36 wheelchair residential homes (i.e. M4(3)), equating to 10.5%; this exceeds the 10% requirement of Policy D2 of the London Plan and P8 Wheelchair accessible and adaptable housing of the New Southwark Plan. The remaining housing would meet the M4 (2) standard by being accessible and adaptable. Drawings have been submitted demonstrating compliance with both Part M4(2) and Part M4(3) and a condition is also recommended to ensure this. The wheelchair housing would be distributed across the unit sizes as shown below and would be included on both of the Old Kent Road and Bromyard sites. These are located in Buildings A2 & B1 & B2 & B3 and are spread across social and private tenures.

Table: Wheelchair housing mix

Unit size	Number
1 bed 2 person	6
2 bed 3 person	7
2 bed 4 person	15
3 bed 4 person	8
Total	36

Table: Wheelchair flat sizes

Unit Type	SPD (sqm)	Size Range (sqm)
1 bed 2 person (DDA flat)	65	68
2 Bed 3 person (DDA flat)	75	90
2 Bed 4 person (DDA flat)	85	96-104
3 bed 4 person (DDA flat)	100	100

120. As demonstrated in the table above, all of the proposed wheelchair flats would comfortably meet and exceed the required size standards and are therefore considered acceptable.
121. The social rented units would be required to be fully fitted for first occupation, with private units being adaptable. Subject to the inclusion of the wheelchair clauses in the Unilateral Undertaking, the wheelchair housing mix would be in accordance the relevant policies.

Density

122. The New Southwark Plan does not contain specific density matrices and ranges for different areas of the borough. Instead, it sets out a range of criteria relating to good design and appropriate density in the context of a site-specific approach, including in policies P13 Design of places, P14 Design quality, P15 Residential design and P18

Efficient use of land. Criteria across these policies require among other things that:

- Development's height, scale, massing and arrangement responds positively to the existing townscape, character and context;
- Buildings, public spaces and routes are positioned according to their function, importance and use within the townscape;
- Adequate daylight, sunlight, outlook and a comfortable microclimate is accommodated for future and existing occupiers
- Development provides a high standard of residential design quality
- Development optimises the use of land and does not unreasonably compromise development potential on neighbouring sites

123. This approach is consistent with the London Plan, within which policy D3 refers to optimising site capacity through a design led approach.

124. The quality of the proposed units, the acceptability of the height and massing, the architecture, the townscape impacts, the neighbour amenity impacts and transport implications are set out in detail in the relevant sections of this report.

Residential design

125. London Plan Policy D6 (Housing quality and standards) states that housing developments should be of high quality and provide adequately-sized rooms, with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners. The policy sets out a range of qualitative design aspects for housing developments relating to dwelling size, aspect, daylight, layout and amenity space. Policy P15 Residential design of the New Southwark Plan sets out that development must achieve an exemplary standard of residential design and must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation.

Unit size

126. P15 of the New Southwark Plan requires developments to meet the minimum national space standard. All of the units would comfortably meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD. The larger units are particularly sizable which when taking into account their likely occupation by a family, is a very positive aspect of the scheme.

127. The following table sets out the minimum flat size requirements as set out in P15, and also the flat sizes that would be achieved.

Table: Flat sizes

128.

Unit Type	SPD (sqm)	Size Range (sqm)
1 Bed 2 person (flat)	50	53-68sqm
2 Bed 3 person (flat)	61	74-90sqm
2 Bed 4 person (flat)	70	71-104sqm
3 bed 4 person (flat)	74	99sqm
3 Bed 5 person (flat)	86	121sqm
3 Bed 6 person (flat)	95 (20)	96sqm-109sqm
4 bed 7 person (duplex)	115	155sqm
4 bed 8 person (duplex)	124	137sqm
5 bed 9 person (duplex)*	128*	152sqm

*It should be noted there is no minimum standard for a five-bed nine-person duplex flat. The minimum standard for a five-bed eight-person duplex flat is 128sqm which the flat considerably exceeds.

Dual aspect

129. The percentage of dual aspect units would be excellent at 83.5% This has been achieved as there would be no more than six flats per core which is well within the eight units recommended by the Mayor's Housing Design SPG. There would be no single aspect north facing units. This is considered to be a very positive aspect of the proposals. 100% of two and three-bed units are dual aspect. The single aspect one-bed units are orientated to face east or west in plan. All the homes would have a kitchen window.

Number of units per core

130. The Mayor's Housing Design SPG requires that each core should be accessible to generally no more than eight units on each floor. There would be no more than six units per core. This aspect of the scheme is therefore acceptable and well within the guidance of the Mayor's Housing Design SPG.

Internal daylight

131. The BRE Guidelines make it clear that ADF is a primary measure for daylight for new build accommodation such as this, and APSH is the measure for sunlight. It is important to note that the BRE Guidelines recommend that a kitchen should enjoy daylight levels of 2% ADF, a living room levels of 1.5%, and bedrooms 1% ADF.
132. In daylight terms, 1,299 out of 1,370 (95%) habitable rooms across the whole proposal meet their target ADF value which demonstrates that the proposed development is well day lit on the whole.
133. In sunlight terms, 152 out of 363 living rooms meet the annual and winter sunlight target values. Of the remaining rooms, 104 contain windows which only face within 90° of due north and so have a reduced expectation of sunlight. Therefore, 152 out

of 259 (59%) of living rooms which contain at least one south-facing window meet the annual and winter sunlight target values.

134. In relation to these sunlight results, it should be noted that all living rooms would open onto a private balcony and as a result, the main living room windows are recessed into the massing of the buildings. In such scenarios where the window is overhung by massing or a balcony above, there is inevitably a trade-off between daylight and sunlight availability and the provision of private amenity. In this case it is accepted that any window or room under a balcony would receive much lower daylight and sunlight levels but the adjacent balcony space would have excellent levels of daylight and sunlight amenity.
135. Therefore, the south-facing living rooms across the development are considered acceptably sunlit when the amenity space is also considered alongside the living room windows.

Overlooking and privacy within the proposed development

136. The distances between the proposed flats would ensure no harmful overlooking would occur. There would be at least 27m between directly facing habitable room windows of differing units which is considered sufficient to mitigate against harmful overlooking and so there are no concerns in this regard. The closest point would be 12m between B1 and B4 but here it should be noted that the habitable windows are positioned such that do not directly face each other and therefore not expected to give rise to any harmful overlooking.

Outdoor amenity space, children's play space and public open space

137. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy S4 of the London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10 sqm per child bed space (covering a range of age groups). In addition, P15 of the New Southwark Plan requires the provision of 5sqm of public open space per dwelling.
138. In terms of the overall amount of amenity space required, the following would need to be provided:
- Private amenity space: For units containing three or more bedrooms, 10sqm of private amenity space as required by the SPD; and for units containing two bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal space;
 - Communal amenity space: 50sqm communal amenity space per development as required by the SPD; and
 - Children's play space: ten sqm of children's play space for every child space in the development as required by the London Plan.

- Public open space: five sqm of public open space per dwelling as required by the draft OKR AAP. If it is not feasible to deliver the open space on site, a financial contribution will be required.

Private amenity space

139. All of the 340 proposed flats have been provided with private amenity space in the form of balconies. All three, four and five bedroom flats have been provided with at least 10sqm of private amenity space, which meets the policy expectation of at least 10sqm. All one-bed flats have been provided with at least 5sqm of private amenity space and all two-bed flats have been provided with at least 7sqm of private amenity space.
140. In line with the requirements of the policy, the following table sets out the private amenity space shortfalls by block and flat size.

Table: Private amenity space shortfalls by Block, tenure and size

141.

	Tenure	1 bed (sqm)	2 bed (sqm)
Old Kent Road Block B1	Market	56	56
Old Kent Road Block B2	Social rent	80	0
Old Kent Road Block B3	Social rent	40	0
Old Kent Road Block B4	Social rent	150	0
Bromyard Block A1	Market	30	30
Bromyard Block A2	Shared equity	104	40
Total		460	126
Combined total			586

142. In total, and as demonstrated by the above table, there would be 586sqm of private amenity space shortfall based on the 102 one and two bedroom flats that do not provide the full 10sqm of private amenity space. This will be added to the communal requirement as detailed in the below paragraphs.

Communal amenity space

143. 50sqm of communal amenity space is required per block as per the Residential Design Standards SPD, together with the 586sqm of private amenity space. Given there are a four buildings across the two sites, the communal amenity space required would be 200sqm, which together with the 586sqm of private amenity shortfall, brings the amount of communal amenity space to 786sqm.
144. The submitted plans detail the provision of 786sqm of communal amenity space within the scheme at grade. This meets the policy requirements.

Children's play space

145. The child yield for the development has been calculated using the 'Providing for Children and Young People's Play and Informal Recreation' published as SPG in 2012 by the GLA using the GLA Population Yield Calculator (version 3.2). This results in 3,197sqm of playspace being required across the two sites. All of the 3,197qm playspace requirement would be met on site, with 3372sqm provided and this is a positive benefit of the proposals. This would all be provided at grade level. Included within the 3372sqm of playspace is 325sqm of playable public realm with seating and trees.
146. The detailed plans submitted as part of the information show the well-detailed and extensive play equipment and spaces.
147. For the Old Kent Road site, the play includes natural play trails with balancing beams, stepping logs and huts, a trampoline, swings, water activities, football space, an outdoor gym, wheeled play/scooter area, basketball hoops, table tennis table, grassed area for multi-use (e.g. badminton), climbing wall, water play and sand pit, slide and a stage for performances.
148. For the Bromyard site, the play includes sand and water play, slide, roundabout, drained water pool, seesaw, trampoline, stepping stones and a seating/meeting area. The incorporation of this significant level of facilities has been developed through the public consultation exercises and is much welcomed and would enrich the quality of the living environment for children.
149. In addition, the existing muga sports pitch would be re-provided to match the existing dimensions (22mx18m) to provide play for the 12+ age group.

Public open space

150. In line with Policy P15, 5sqm of public open space per dwelling would be provided on the Old Kent Road site.
151. 340 homes would be provided resulting in a requirement for 1700sqm of public open space. As detailed below, 2174sqm of public open space would be provided considerably exceeding the 1,700sqm requirement by 474sqm.

Table: Total amenity space provision

		Total required (sqm)	Total proposed (sqm)
152.	Play space		
		0-4 years	1285
		5-11 years	1048
		12+ years	864
	Playable public realm	325	325
		Total play	3197
	Public open space	5sqm per dwelling	1700
	Communal open space	50sqm per block	200
	Communal space (Private amenity space shortfall)	Shortfall against 10sqm per dwelling	586
	Total play and open space		5683
	Total external area		7280

153. As demonstrated in the table above, all of the private, communal, children's play and public open space requirements would be fully met on site with the children's play space and the public open space significantly exceeding the minimum policy requirements.

Overshadowing to amenity spaces

154. In terms of overshadowing to communal amenity and public open spaces, the majority of amenity spaces meet the target values for sunlight amenity. Overall, 71% of the proposed amenity spaces receives more than two hours of sunlight on 21st March, which exceeds the 50% BRE recommendation.

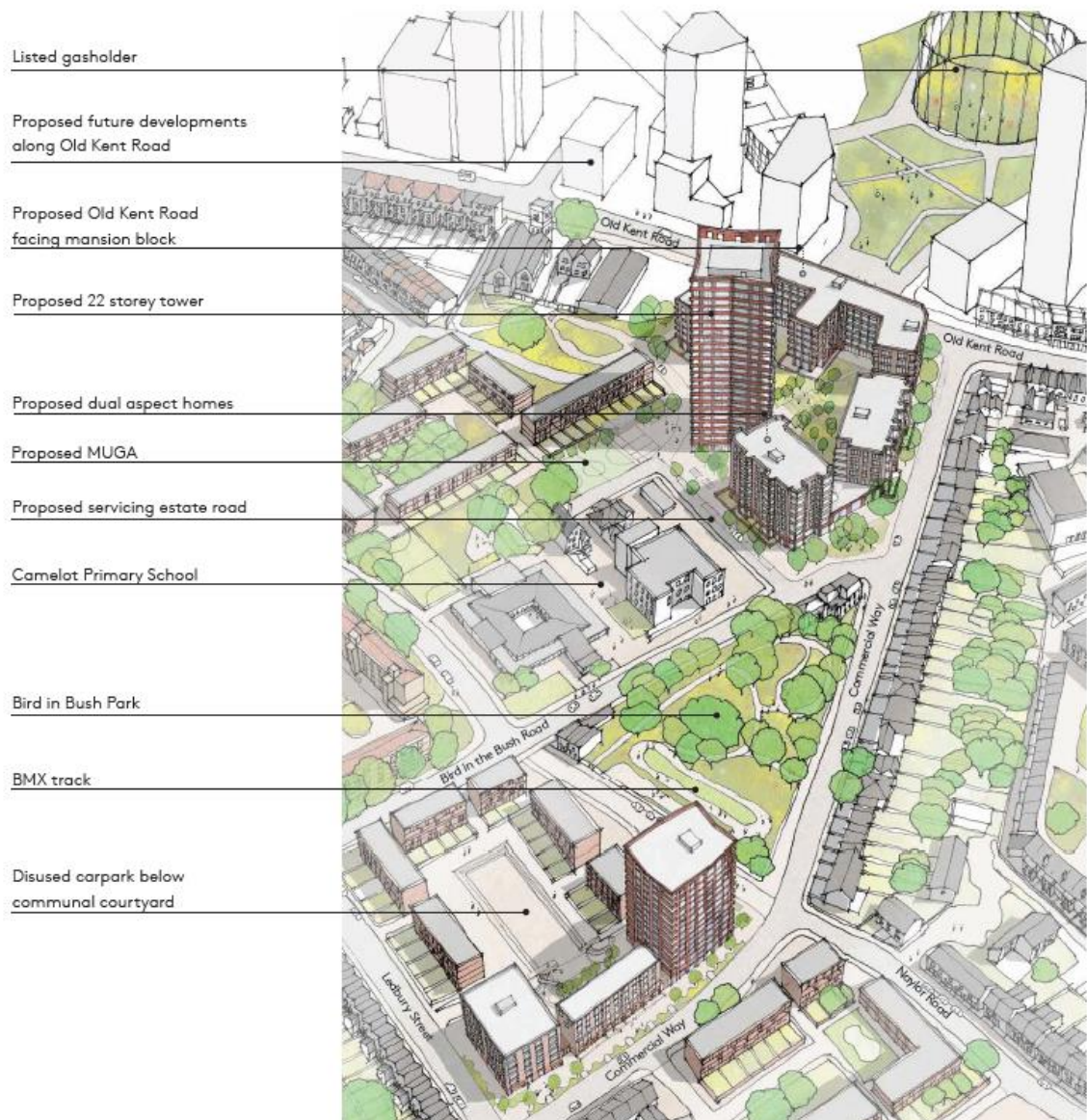
Design issues

155. 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. The importance of good design is further reinforced in the Southwark Plan Policies P13 and P14 which 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.

Site layout and public realm

156. London Plan Policy D3 requires developments to make the most efficient use of land to optimise density, using an assessment of site context and a design-led approach to determine site capacity. This design led approach is also reflected in Southwark Plan Policy P18. In respect of site layout and public realm Southwark Plan Policy P13 requires developments to ensure that the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths; to ensure that buildings, public spaces, open spaces and routes are positioned according to their function, importance and use to ensure that a high quality public realm that encourages walking and cycling is safe, legible, and attractive is secured. The detailed design of all areas of public realm must be accessible and inclusive for all ages and people with disabilities as well as providing opportunities for formal and informal play and adequate outdoor seating for residents and visitors.



Axonometric View of Site Layout

157. The proposed application site is split into two locations, the smaller is known as Bromyard (site A) and the larger part of the site adjacent to Old Kent Road is known as the Old Kent Road site (site B). The proposed development takes a markedly different urban form, removing the previous H shaped brutalist tower blocks to reinforce the historical urban grain. It is considered that the new scheme would integrate more effectively into its surrounding context.
158. Site A Bromyard is structured to provide a reinforced frontage onto Commercial Way. The site is located opposite the Kentish Drovers and Bird in the Bush Conservation Area of which has characterised the development of the proposal. Site A consists of a singular urban block split into three components connected by single storey additions providing an articulated massing form. The block consists of a five-storey maisonette typology which forms the centre of the site, with an adjacent six-storey and 14-storey tower that act as bookends to the maisonettes. The tallest of the bookends is located to transition towards Site B Old Kent Road. The single storey additions between the maisonettes and taller block provide refuse storage and links to the courtyard from Commercial Way whilst also providing a break within the massing.
159. Residential entrances are located either end of the plot as well as centrally to provide access to the stacked duplex and triplex maisonette units, maximising visibility and public realm activity. The block encapsulates an internal courtyard and provides a public square at the north-western corner to create a subtle green link to Bird in the Bush Park.
160. Site B Old Kent Road consists of three urban components, a 22-storey tower block located in the centre of the site, with six-eight storey mansion blocks re-instating a perimeter to the site, integrating effectively into the surrounding context and establishing a strong frontage along Old Kent Road. The six-storey blocks on the Old Kent Road frontage have been influenced by the existence of a safeguarding zone for the Bakerloo Line Extension which passes under the Old Kent Road frontage and limits building height to six storeys on the north-east side of the site for structural reasons.
161. In addition, the part of the site which fronts onto Commercial Way, is directly opposite Southwark's Kentish Drovers and Bird in Bush Conservation Area, and associated listed buildings. The redevelopment proposal also allows the architects to integrate the new scheme more effectively into its surrounding context, in urban design terms, than was thought necessary at the time the existing buildings were erected in the late 1960s.
162. Site B Old Kent Road includes a communal courtyard providing a separation to the external street network. The proposed 22 storey building has been located in a sensitive location taking into account the adjacent Conservation Area and Listed Buildings. Residential entrances are located along the street facing edges of the blocks and inside the courtyard, with planted defensible spaces around ground floor private entrances.
163. The ground floor arrangement of the blocks largely consists of lobby spaces, commercial space and cycle and refuse stores, and plant provision at the rear.

Although it is noted that this creates some area of in-activity it is considered to be outweighed by the number of residential entrances provided at street level and overlooking residential uses, providing natural surveillance across the communal courtyard. Hard and soft landscaping has been considered around the street interfaces of the site.

164. In urban design, terms the proposed site layout is considered to positively respond to the local context enhancing the streetscape along Commercial Way and Old Kent Road, reflecting historical building lines and subsequent improvements to public realm facilities and connections between green spaces. Bird in the Bush Park provides a natural break within the urban grain situated between the sites. The proposed layout creates a more efficient use of space, optimising the sites capacity and is considered to be in line with local and national policies.
165. The larger massing and scale of the proposal is concentrated within Site B of the site and located furthest away from the conservation area and buildings of special interest as to not overwhelm the existing characterful area.
166. The tallest building (B4 at 22 storeys) acts as a landmark node, located in the centre of the Site B. The ground floor is activated by a generous residential entrance and a re-located TRA hall.

Height scale and massing (including consideration of Tall Buildings)

167. London Plan Policy D9 deals with tall buildings. The policy sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment/cumulative). London Plan Policy D4 requires that all proposals exceeding 30 metres in height and 350 units per hectare must have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny.
168. Southwark Plan Policy P17 deals with tall buildings. The policy identifies this site as suitable for tall buildings as it is located within the Old Kent Road opportunity core area. The policy sets out a list of requirements for tall buildings of which the policy states that tall buildings must:
1. Be located at a point of landmark significance; and
 2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
 3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
 4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
 5. Respond positively to local character and townscape; and
 6. Provide a functional public space that is appropriate to the height and size of the proposed building; and
 7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.

169. Policy 8 of the Draft OKR AAP sets out a tall building strategy with the 'Stations and Crossings' reinforcing the proposed hierarchy of buildings. The three tier strategy defines a clear building height strategy across the opportunity area. 'Tier One' buildings represent developments that exceed 20 storeys in height. These developments are proposed to be sited in the vicinity of the proposed BLE stations, to mark their city wide significance and optimise the use of land in the most accessible locations. Mid height 'Tier Two' buildings proposes building heights within the range of 16 to 20 storeys to mark places of local importance to help define their character and assist wayfinding. 'Tier Three' tall buildings up to 15 storeys will act as markers within the neighbourhood. The strategic locations of Tier One and Tier Three buildings assist in wayfinding and markers at a junction.
170. The tallest building at a height of 22 storeys and the secondary tower at 14 storeys is compliant with the height range proposed within the AAP. The policy states that the design of buildings should carefully consider their impact on the skyline and their relationships with the surrounding context, be of exemplary design and provide high residential quality where new homes are provided.

171.



Proposed view of Building B4 from PenCraig Way

172. The existing site is occupied by four 14-storey tower blocks. The surrounding context is composed of buildings of varying scales with lower scale residential and mid-rise buildings. Emerging development within in the area will consist of the addition of further tall buildings as outlined in the development plan. The proposed development incorporates the use of low scale development with two taller elements. The lower scaled blocks acts as a development shoulder to the adjacent Conservation Area, providing a soft transition in scale.
173. The Tier three tower is located at the junction of Commercial Way and Naylor Road facing Bird in the Bush Park, this is considered to be a nodal location that would aid directional awareness, whilst also benefiting from the large open space opposite the tower. The Tier one tower is located centrally to the site set back from the Old Kent Road frontage, the proposed composition of blocks on Site B is considered to respond to the surrounding context. The proposed height of the tower blocks is considered to be in line with the Old Kent Road height strategy and reflects exemplary architectural design.



CGI looking west across Bird in Bush park to the Bromyard site

174. The proposed height is considered to be acceptable in relation to the emerging context and existing scale of the brutalist tower blocks. Whilst the proposal would appear slightly more noticeable in the London skyline, the improved aesthetic appearance of the buildings would make a positive contribution to the townscape. The predominant brick façade ensures a high quality robust appearance.
175. The proposed urban blocks have been setback to provide a sufficient streetscape with appropriate landscaping. The towers benefit from their location in close proximity to the amenity benefits offered by Bird in the Bush Park, whilst also providing internal courtyards within the development with a mix of hard and soft landscaping to characterise the public space. The new street running North/South from Pencraig Way to Bird in the Bush road, creates an improved permeability between open green spaces, whilst encouraging pedestrian footfall behind the site.
176. In terms of massing and appearance the proposed development has been spread across the urban plot, facilitating a better use of land, consolidating the edges of the site. Careful consideration has been given to the location of tall buildings and there design to respond to the surrounding and emerging context.
177. For the reasons set out above it is considered that the proposal accords with Policy P17 in terms of the principal requirements for tall buildings as well as Policy 8 of the Old Kent Road Area Action Plan.
178. The application was accompanied by a Heritage, Townscape and Visual Impact Assessment. The impact on protected views and heritage assets is discussed further below.

Architectural design and materiality

179. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all developments to demonstrate high standards of design including building fabric, function and composition; presenting design solutions that are specific to the site's historic context, topography and constraints; responding positively to the context using durable, quality materials which are constructed and designed sustainably to adapt to the impacts of climate change.
180. Block A1 uses a varied brick material palette to conceive detail and articulation upon the facades. Recessed corner balconies provide a dual aspect outlook whilst creating breaks within the overall massing appearance of the block. Linked by a single storey brick partition to Block A2, the block expresses a maisonette form that is contextually influenced by the locality with a two-bay elevation layout and setback upper levels. The use of precast concrete sills, lintels provide articulation to the bricked façade. Block A2 tower expresses a strong verticality through structural brick grid with the inclusion glazed corner winter gardens.



CGI Street view looking north-west from Old Kent Road

181. Blocks B1 and B2 are united visually through their façade treatment and rhythm of bay windows, which corresponds with the character of the local context. The blocks are connected with a single brick intervention that provides cycle storage. The ground floor commercial uses are articulated through the use of a high quality glazed brick, which provides a sophisticated ground floor presence. At this stage, the two main facing brick types are noted as being the Furness Handbridge and Furness Chapel Blend.
182. Block B3's orientation and form addresses the surrounding townscape and marks the junction of Old Kent Road and Commercial Way. An articulated appearance to the façade has been created through a rhythmic break of concrete copings and lintels upon a predominant bricked elevation. Where windows and openings are larger the alternation in materiality reduces the perceived massing of the building.
183. Whilst the materiality of the copings is different this structural emphasis mimics that of neighbouring context. Where the 19c express details through changes in materials.
184. The two taller elements of the scheme express a similar sense of verticality, with a sense of identity between them. However, Block B4 uses cylinder columns and recessed internal corner balconies to converge planes of its elevations reducing the

bulk of the overall massing. A serrated head to the building providing amenity space creates a lighter weight appearance at the top of the tower.

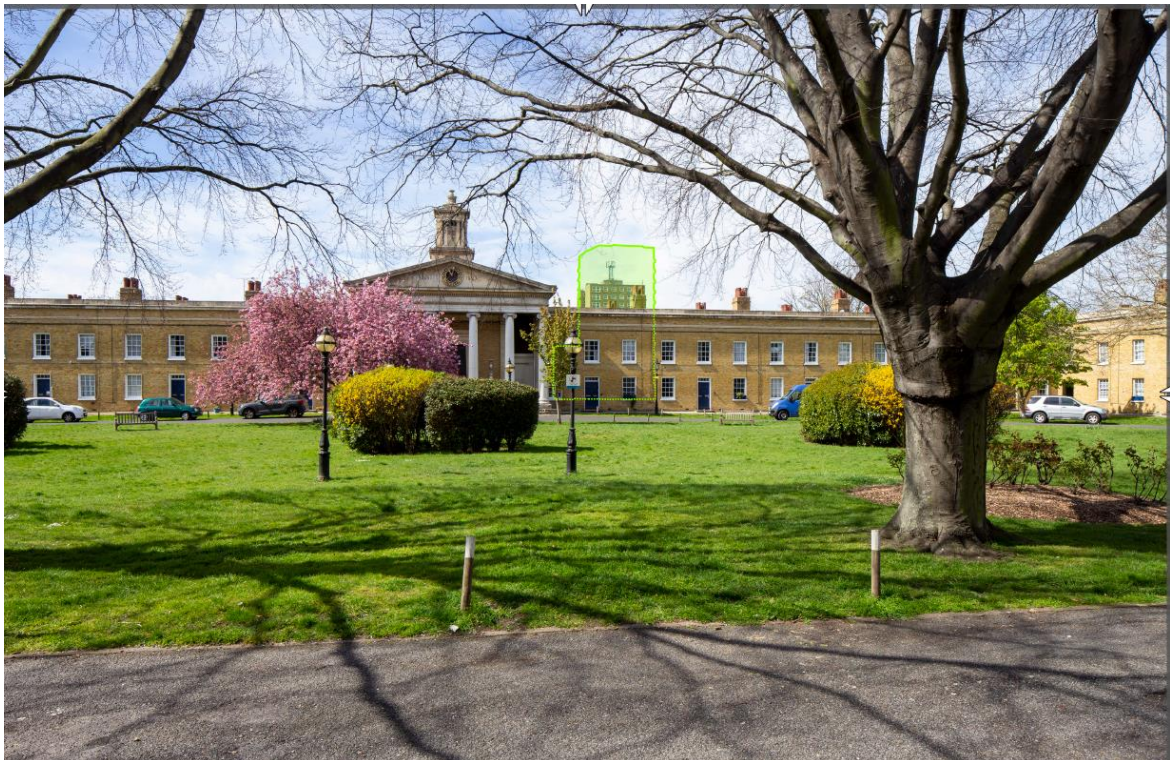
185. The proposed development meets the aesthetic ambitions of the Old Kent Road Area Action Plan, proposing durable, masonry architecture that draws from the London vernacular. The high quality architecture is considered to enhance the existing estate whilst referencing the surrounding context. Submitted section details and material samples ensure that there would be depth and articulation to the façade. This level of detail will be secured through the inclusion conditions/ in order to ensure that this level of design quality is maintained in the construction of the proposal, appropriate conditions will be attached to the permission.
186. Ground floor uses and reveals have been detailed using a coated brick which creates an elegant appearance and provides a juxtaposition alongside the red brick and concrete coping.

Heritage considerations and impacts on protected views

187. 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.
188. Chapter 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 199). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 200). 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 202 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.
189. Development plan policies (London Plan Policy HC1 and Southwark Plans Policies P19, P20 and P21) 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.
190. A minor portion of the application site overlaps the boundary of the Kentish Drovers & Bird in Bush Conservation Area. However, there will be no development in this proportion of the site. The site is also located within the vicinity of The Livesey Conservation Area located along the northern edge of the site and Caroline Gardens Conservation Area located on the opposite side of Commercial Way. The proposed

high architectural quality and urban form of the development is considered to enhance the townscape setting whilst reinstating the historic urban street line responding to the finer grain dwellings in the locality.

191. The lower scale perimeter blocks would be located along the immediate boundary to the Kentish Drovers & Bird in Bush Park Conservation Area, recreating a sense of enclosure to Commercial Way, lined with dwellings on the north side. The proposed frontage along Commercial Way references connotations of the C19 character. The tall building has been located sensitively in the centre of the site, set behind the characterful frontage of the shoulder blocks in order to consider the smaller scale C19 Conservation Area.
192. Livesey Conservation Area would remain to be appreciated in its distinct and separate architectural and historical character. The proposed development is not considered to fundamentally change the setting of this Conservation Area. However, there will be an improved permeability at the north of the site from Pencreig Way.
193. Historic England's consultation response states that they consider that the impact on Caroline Gardens has not been fully illustrated in the application documents, with the views on axis with the Asylum Chapel requiring further consideration. HE considers this view as arguably among the most important when appreciating the significance of the listed building and conservation area. HE have asked for a further verified view, which has been provided by visualisation specialists.
194. An additional verified wireline is overlaid onto the current view, with the existing retained in the image, shows how the proposed building would appear marginally taller within the background of the Asylum buildings residential range. It would remain to one side of the chapel building, reaching as high as the lower portion of the cupola.



Caroline Gardens Conservation Area with existing building in view with proposed building overlay

195. Whilst it is acknowledged that the visual prominence of the building would increase slightly, it is important to judge the effect of the proposed change to the baseline position. Bromyard House as it is currently formed punctuates the parapet line of the residential range, indicating the long established post-C19 built context in the surroundings of Caroline Gardens. The quality of the existing Bromyard House building is poor, the materiality presents an insufficient contrast to be read clearly, and therefore creates a jarring juxtaposition with the London stock brick ranges. Additionally, the existing, proposed and cumulative buildings also feature as a characteristic of the modern background of the listed building and the conservation area.
196. The new building would introduce high-quality architecture into the background of this main frontage. The slight increase in the ability to see a building in the background, compared to the existing ability to see Bromyard House makes no change to the ability to read the Asylum buildings as a complete and contained design of the early C19. The chapel, with its prominent portico and pediment, would remain the most notable and prominent feature in the view, through its articulation and robustness of classical architectural design.
197. Therefore the character and appearance of the Conservation Areas is considered to be maintained, with an enhancement to the restored building line to the main road frontages.
198. There are a number of heritage assets within the vicinity of the site including: Grade II listed Gasholder No.13, Grade II listed Kentish Drovers, Camelot Primary School, Grade II listed Doddington Cottages, Grade II listed Asylum Chapel and Treasure House.
199. The proposal would be experienced as part of the wider emerging development around the gas holder which would adjust its setting. Within this wider change, the proposal is considered to be a relatively minor alteration to the context of the gasholder, with an improved beneficial frontage along Old Kent Road.
200. The imposed building line to the north side of Commercial Way would strengthen the character and improve the built context of the Listed Kentish Drovers Public House. The prominence of the pub and Muriel in this corner plot would remain as a distinctive feature at this junction.
201. A six storey frontage onto Commercial Way would be positioned directly opposite the two pairs of cottages. The block would be set back from the footpath mirroring the scale of the front garden space to these listed assets. The rhythm of the facades reference the character of the cottages, improving the relationship to the surrounding context.
202. The nature of the current C20 character blocks already creates a contrast to it's surrounding heritage significance, as such there is an improvement to the setting of the Conservation Areas through the implementation of quality architecture and finer articulation of elevations. Whilst significantly improving development pattern and building frontages along Commercial Way and Old Kent Road.

Townscape and visual impact assessment (TVIA)

203. The submitted TVIA appraises seven viewpoints which demonstrate that whilst the proposed development would introduce change to the site and its locality, such change can be accommodated when considering the cumulative developments without unacceptable effects on townscape character, and visual amenity of the wider landscape. Seven viewpoints have been considered including sensitive views and LVMF strategic viewpoints.
204. In general, the degree of visibility of the buildings in local views remains largely consistent with the existing condition of the site. However, the proposed development would contribute a better quality of architectural and landscape character to the surrounding townscape. The responses of the lower blocks to the prevailing street line would considerably improve the frontages of the site at ground level. The architectural merit of the proposals ensures that any viewpoints with increased visibility does not negatively impact the townscape.
205. View 3 looking north-west at Caroline gardens evidences that there will be a marginal increase in the visual impact of the proposals. As noted above, whilst the existing C20 development is currently visible the proposed location of the 14 storey tower becomes marginally to the forefront of this viewpoint. Whilst the 22 storey tower is significantly taller its location to the north of the view is considered to be in relation to its emerging context. The proposal would be a sophisticated contrast to the grand composition of the chapel and would not over sail the height of the cupola. As such the development is considered to be perceptible as part of the contemporary setting of the Conservation Area.

Borough views

206. P22 Borough views of the New Southwark Plan relates to borough views. The policy seeks to preserve and where possible enhance the borough views of significant landmarks and townscape. In this case, the proposal is located outside of the viewing corridors for these landmarks and townscape and accordingly there would be no impact upon the borough views.

London view management framework (LVMF)

207. The site falls within the extended background of Protected Vista 3A.1 (Kenwood viewing gazebo to St Paul's Cathedral). This view was assessed in the submitted Heritage and Townscape Visual Impact Assessment.
208. The development, whilst visible in the background of St Paul's Cathedral, would not harm the composition of the Protected Vista, or affect the viewer's ability to recognise and appreciate this Strategically-Important Landmark. When considered in cumulative views, taller schemes within the vicinity would clearly be visible within the vista, however would not harm views to the dome element. The proposal therefore complies with London Plan Policy HC4 and P17 of the New Southwark Plan.
209. In conclusion, the proposed development would not have a significant negative impact on local and strategic viewpoints, and will be an improvement to the townscape character of the site, sitting comfortable in its historic, current and

emerging context.

Landscaping, trees and urban greening

Landscaping

210. The applicant has identified the opportunity to create a green link across Bird in Bush Park, connecting the two application sites. This has resulted in the inclusion of new planting in the eastern corner of the Bromyard site, including large canopied trees, new planting and a retained tree on the southern edge of the Old Kent Road site. This approach is supported.
211. The planting proposed across both sites would be rich and diverse, designed to be full of colour and flowers in the summer but still dense and full of interest in the winter with clusters of grasses and shrubs. A green buffer has been proposed to the residential homes at ground level.
212. The materials palette for the hard landscaping would be kept simple. For the streets, concrete flags would be proposed, to accord with Southwark's' Streetscape design. For the courtyards, a brick paver is proposed. The detailed landscape would be subject to a planning condition.
213. Open access to the wider public would be permitted to the site. The GLA have requested that the applicant should adopt the principles of the Public London Charter for the management of the public realm within the scheme; this matter could be included within the Unilateral Undertaking. The charter aims to secure that London's public spaces are safe, accessible, inclusive and well maintained.

Trees

214. London Plan Policies (G1 & G7) and New Southwark Plan Policy P61 require that wherever possible, existing trees of value are retained.
215. There are 45 trees on, or adjacent to the site including six Category A trees and 20 Category B trees. 37 trees are proposed for removal to facilitate the development, including one Category A tree (T30 Norway Maple) located on the Old Kent Road site explained as being an excellent example of the species and contributing to the character and amenity value of the site.
216. The potential retention of this tree has been looked into in detail. Due to the considerable constraints on site in relation to the 7m pavement required on the Old Kent Road (to deliver pedestrian and cycle improvements) and the Bakerloo Line Extension, it would not be possible to retain the tree.
217. The proposed ground floor levels have been reduced to meet street level, therefore the base of the tree sits higher than the proposed levels. A significant amount of root protection area would need to be removed which would require the tree to be removed. Furthermore, the tree's proximity to the proposed building presents concerns as to the natural light levels within the new homes.

218. The removal of the Category A tree (T30) would require compensation for its loss to be secured through the Unilateral Undertaking at a cost of £87,351.00.
219. The requisite stem girth for the onsite replacement of the Category B and C trees would be 1,339cm and this would be secured by condition.
220. Of the 37 trees proposed for removal, two are TfL trees that are located on the Old Kent Road. These have been referred to as T26 (London Plane) and T25 (London Plane). TfL have advised that if they agree that these trees can be removed, the CAVAT value for these trees would need to be secured and the full costs covered to support the introduction of replacement trees in appropriate locations on TfL's network. This would form part of the Unilateral Undertaking. It is useful to highlight that T26 is small enough that it can be replanted on the Old Kent Road and if this is not possible then on the site itself. Further discussions would be required with Transport for London to resolve this issue prior to GLA Stage 2 referral.
221. TfL have further advised that any new green infrastructure to be installed on the Old Kent Road would need to be agreed with TfL, with a contribution towards its maintenance secured. Again, this would form part of the Unilateral Undertaking once discussions with TfL have concluded.
222. A total of 136 new trees are proposed. These include 18 large trees with a girth of 40-45cm and 45 medium trees with a girth of 30.35cm.
223. The council's urban forester has not objected to the application subject to securing compensation for the loss of the Category A tree and subject to tree protection and new planting details being attached to the draft decision notice.

Urban greening factor (UGF)

224. Policy G5 of the London Plan relates to urban greening and outlines that proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. It sets out that an Urban Greening Factor (UGF) can be used to identify the appropriate amount of urban greening required in new developments, suggesting a target score of 0.4 for developments that are predominately residential. As set out in the application, the UGF has been calculated for the scheme as 0.41 for the Old Kent Road site and 0.41 for the Bromyard site, which meets the 0.4 target level set by the London Plan Policy and is therefore acceptable. The existing urban greening factor is 0.15 and so there would be a 0.26 increase in greening on the sites.

Design review panel

225. This application was presented to Southwark Design Review Panel in October 2021. In summary the following views were expressed.
226. The Panel recognised that the nearby historic frontages on Old Kent Road and Commercial Way had been identified as worthy of preservation and they encouraged the designers to focus on these street-facing elevations especially the corner opposite

the Grade II Listed Kentish Drovers Pub. The Pub is a local landmark with its decorative glazed terracotta frontage. They encouraged the designers to celebrate the corner of their proposal and respond to the pub's local 'landmark' status.

227. Officer response: Elevations have been further developed to respond to its context, with the prominence of Building B3 on the corner of Old Kent Road and Commercial Way expressed to celebrate this corner and respond to the pub's 'landmark' status.
228. The Panel raised a concern over the predominance of plant, bin and cycle storage at the ground floor arrangement of the Bromyard site. These could result in a development that lacks active frontages especially on important approaches to the estate. They encouraged the designers to develop the Bromyard design further and to focus on designing active frontages (front doors, entrance halls and lobbies as well as community facilities) particularly on Commercial Way and the routes into the estate.
229. Officer response: Ground floor facades of all buildings have been developed to create active frontages. As far as possible the ground floor has been designed to activate the street facing facade along Commercial Way with communal entrances, private entrances and kitchen windows as well as communal cycle stores with windows. Approximately 80% of the street facing elevations have active uses.
230. The inclusion of a roadway across the development was a concern for the Panel. This route will not only allow vehicles across the centre of the development but could also become a short-cut to Commercial Way. The design should limit access for vehicles and encourage low driving speeds in order to ensure safety for residents and all those accessing the community facilities. They encouraged the design team to develop the landscape design and to focus on safety and utility. For this space to be successful it should be well designed, with a clear separation of vehicles from pedestrians/cyclists, and include a clear sense of purpose, with fixtures, seating and lighting that will ensure it feels safe.
231. Officer response: New estate road finishes would clearly demarcate uses and encourage low driving speeds. There would be the provision of road markings, signs and change of material/finishes of the road to manage the private status and one-way operation of the estate road. Furthermore, TfL's recommendation to provide a narrow central strip of cycle friendly surface material within the carriageway space is welcome and can be incorporated into the detailed design. This can be in the form of different surface or cycle markings.
232. Signs would be provided at the entrance to the route advising that the space is pedestrianised except for access and that the speed limit is 5mph (walking pace); 5mph repeater signs will be provided along the route so that there is always one visible to a driver using the route.
233. It should further be noted that this is a secondary pedestrian route from Bird in Bush Road that is proposed in addition to the main shared access route to the development and other two alternative routes accessed by residents between Block B1/B2 and Block B2/B3.
234. A condition is attached to the draft decision notice to require the detailed design of

this new road to be submitted and approved in writing.

235. The Panel welcomed the predominance of dual aspect and the high quality internal layouts achieved across the scheme. Further development will be necessary at the ground floor flats particularly how they interact with communal and semi-public spaces at the centre of the development. In addition, the elevations onto the Old Kent Road and Commercial Way are likely to require design development to address environmental issues arising on these frontages.
236. Officer response: The ground floor flats have been designed with defensible space providing separation between public and semi-public spaces.
237. In conclusion, the Panel generally endorsed the design supported the direction of travel. They encouraged the design team to continue speaking to the community and refine their designs moving from the 'generic' to the 'specific' in order to ensure that the design has a close connection to this location on the Old Kent Road and Commercial Way. They highlighted sensitive relationships like the nearby conservation areas and listed building and stressed areas of further development including the detailed design of the buildings, the landscape and public realm as well as the vehicle access to the site.

Designing out crime

238. The applicant has engaged with the designing out crime officer who has made positive comments in relation to the security measures incorporated and considers that this would result in a positive impact on the development from a safety and security perspective.
239. In particular, the design of the development has considered opportunity for natural surveillance and incorporates excellent lines of site which are excellent crime prevention measures.
240. The ground floor has been designed in such a way that there are no alcoves or secluded areas that are often crime and anti-social behaviour generators. This is extremely positive in relation to crime prevention.
241. Due to the number of residential units within this development, the Designing out Crime Officer has recommended compartmentalisation of the residential buildings for security purposes, with each floor only being accessible by persons who live on that floor or legitimate visitors to that floor. It has been further recommended that the cycle stores are sectioned, perhaps utilising visually permeable mesh and gates, so that access can be more effectively controlled and covered by CCTV.
242. The Designing Out Crime officer has advised that development is suitable to achieve Secured By Design accreditation, and has recommended a condition be attached requiring the details of the specific security design measures to be submitted and approved in writing. The recommended condition has been attached to the draft decision notice.

Archaeology

243. The applicant has submitted a desk-based assessment, which adequately summarises the archaeological potential of the site and recognises the likely impacts within the footprints of the present towers. The design of the scheme and suitable foundation design would enable the preservation of archaeological remains in situ. The councils' archaeologist has recommended conditions for the Old Kent Road site and these have been included on the draft decision notice.

Fire safety

244. London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. All major development proposals should be submitted with a Fire Statement. The Fire Statement should set out an independent fire strategy and must be produced by a third party, suitably qualified assessor.
245. Policy D5 of the London Plan seeks to ensure that developments incorporate safe and dignified emergency evacuation for all building users. In all developments, where lifts are installed, as a minimum, at least one lift per core (or more subject to capacity assessments) should be suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the buildings.
246. The applicant has prepared a Fire Safety Statement which was revised during the course of the application to address compliance with the London Plan policies. The submitted statement has been prepared by a fire engineer registered with the Engineering Council UK through the Institute of Fire Engineers.
247. The Fire Safety Statement provides details of the fire service access for the buildings and the provision of a basement sprinkler tank. For the non-residential uses, these would be provided with a detection system. Access for firefighters is shown to be provided separate from the means of escape route for building occupants. The statement refers to maintenance of the fire equipment installations and requires these to be regularly inspected and tested. Further, the Statement includes a London Plan Policy compliance statement
248. In line with Policy D5 of the London Plan, a fire evacuation lift within each tower core is to be provided. Building B4 (22 storeys) would be provided with two such lifts. This provision has been secured by condition in accordance with Policy D5 of the London Plan.
249. The Health and Safety Executive (HSE) has reviewed the application and is satisfied with the information provided, including the fire statement.
250. The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

Ecology and biodiversity

251. An Ecological Appraisal has been submitted with the application. It comprises a Phase 1 habitat survey, protected species assessment and ecological evaluation of both the Old Kent Road and Bromyard site.
252. The two sites comprise of buildings and hardstanding, with areas of amenity grassland with some semi mature trees. With the exception of the mature and semi-mature trees on site, the habitats are common and widespread in the locality, and no particular constraints have been identified in relation to the value of the habitats present.
253. The site is not subject to any nature conservation designations. The Bird-in-Bush Park Site of Local Importance for Nature Conservation (SLINC) is located approximately 15m south and east of the sites. This SLINC should be protected throughout works and the lighting scheme both during the construction and operational phases of the development should be designed to avoid any increased levels of lighting on the SLINC.
254. Sustainable Urban Drainage Systems (SuDS) would be included in the proposed development in the form of rain gardens. These SuDS will also increase biodiversity, for example by providing a series of habitats for wildlife to use.
255. As discussed elsewhere in this report, the site would be enhanced through soft landscaping proposals, including biodiverse green roofs (3,540sqm roof area), sustainable drainage systems (SuDS) and new tree planting schemes.
256. The appraisal has been reviewed by the council's ecologist who has raised no objection to the proposed development. It is recommended that a condition be attached requiring a detailed specification for a biodiverse roof be submitted and approved by the local planning authority alongside conditions requiring details of nesting bricks.

Biodiversity net gain

257. Policy P60 Biodiversity of the New Southwark Plan states that development must contribute to net gains in Biodiversity. A Biodiversity Net Gain Assessment has been submitted with the application.
258. The existing site comprises buildings and hardstanding with areas of amenity grassland, introduced shrub and scattered trees. The biodiversity value of the site prior to clearance was calculated as 1.29 Habitat Units.
259. The proposals would include new areas of intensive and extensive biodiverse roof, rain gardens, flower rich planted beds, green walls, amenity grassland and trees. The biodiversity value of the current landscaping proposals is 3.00 Habitat Units.
260. As such, the proposed development would result in a potential net gain of 1.71 Habitat Units which is welcomed and supported.

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

Multi-use games area

261. The Old Kent Road site would re-provide the existing sport pitch. The existing MUGA is located centrally within the Old Kent Road site away from the edges of the site. Following the redevelopment, the MUGA would be relocated to the north-west of the Old Kent Road site, immediately to the south of residential gardens belonging to the Pencraig Way. Given the open nature of the MUGA, it is unlikely to give rise to any loss of light or outlook to surrounding residents. Details of the external lighting would be subject to planning condition, to ensure that it does not cause any excessive light pollution to the existing residents located on Pencraig Way. To ensure the MUGA does not cause any loss of amenity in terms of noise or disturbance, particularly to residents on Pencraig Way, it is felt appropriate to condition the hours of use to no later than 9pm.

TRA hall

262. As discussed earlier in the report, a replacement TRA hall is proposed on the ground floor of building B4 on the Old Kent Road site. The hall is located centrally within the Old Kent Road site and is expected to be used for a range of activities and events. Additional TRA amenity space would be provided at roof level. It is not felt that its use would give rise to any harmful amenity impacts in terms of noise and disturbance and its re-provision would ensure there would be no loss of this provision for residents. A condition has been placed on the draft decision notice limiting the hours of use to 11pm.

Outlook and privacy to existing occupiers

263. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- A distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - A distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
264. These distances would be met. There would be a distance of 25m to the residential properties on Pencraig Way, in excess of 20m to the residential properties on the other side of Commercial Way and Old Kent Road and 17m to the residential properties on the other side of Ledbury Street. In addition, there would be a distance of over 21m to the Camelot School. There are no south facing windows located on existing properties on Ledbury Street and Naylor Road. To summarise, the proposed development is not considered to give rise to any harmful overlooking to existing buildings.

Daylight and sunlight

265. Guidance relating to developments and their potential effects on daylight, sunlight, and overshadowing is given within the 'Building Research Establishment (BRE) Report 209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2nd Edition (2011)' (BRE, 2011).

BRE daylight tests

266. The two most common tests for assessing the likely daylight impacts on surrounding, existing properties set out in the BRE Guidelines are the Vertical Sky Component (VSC) test and the Daylight Distribution (DD) test (otherwise known as the No Sky Line (NSL) test). The VSC test calculates the availability of daylight to the outside of a window and the DD test shows the distribution of daylight within a room.
267. The VSC test calculates the angle of vertical sky at the centre of each window and plots the change between the existing and proposed situation. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE also advise that VSC can be reduced by about 20% of its original value before the loss is noticeable. In other words, if the resultant VSC with the new development in place is less than 27% and/or less than 0.8 times its former value, then the reduction in light to the window is likely to be noticeable.
268. The DD test calculates the proportion of a room from which the sky would be visible, and plots the change between the existing and proposed situation. The BRE advises that if there is a reduction of 20% or more in the area of sky visibility, daylight may be noticeably affected.
269. In relation to existing windows with balconies above them, the BRE Guidelines acknowledge that they typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction may result in a large relative effect on the VSC, and on the area receiving direct daylight. They advise that the impact of existing balconies can be demonstrated by carrying out additional probable sunlight hours calculations, for both the existing and proposed situations, with the balconies notionally removed.

BRE sunlight tests

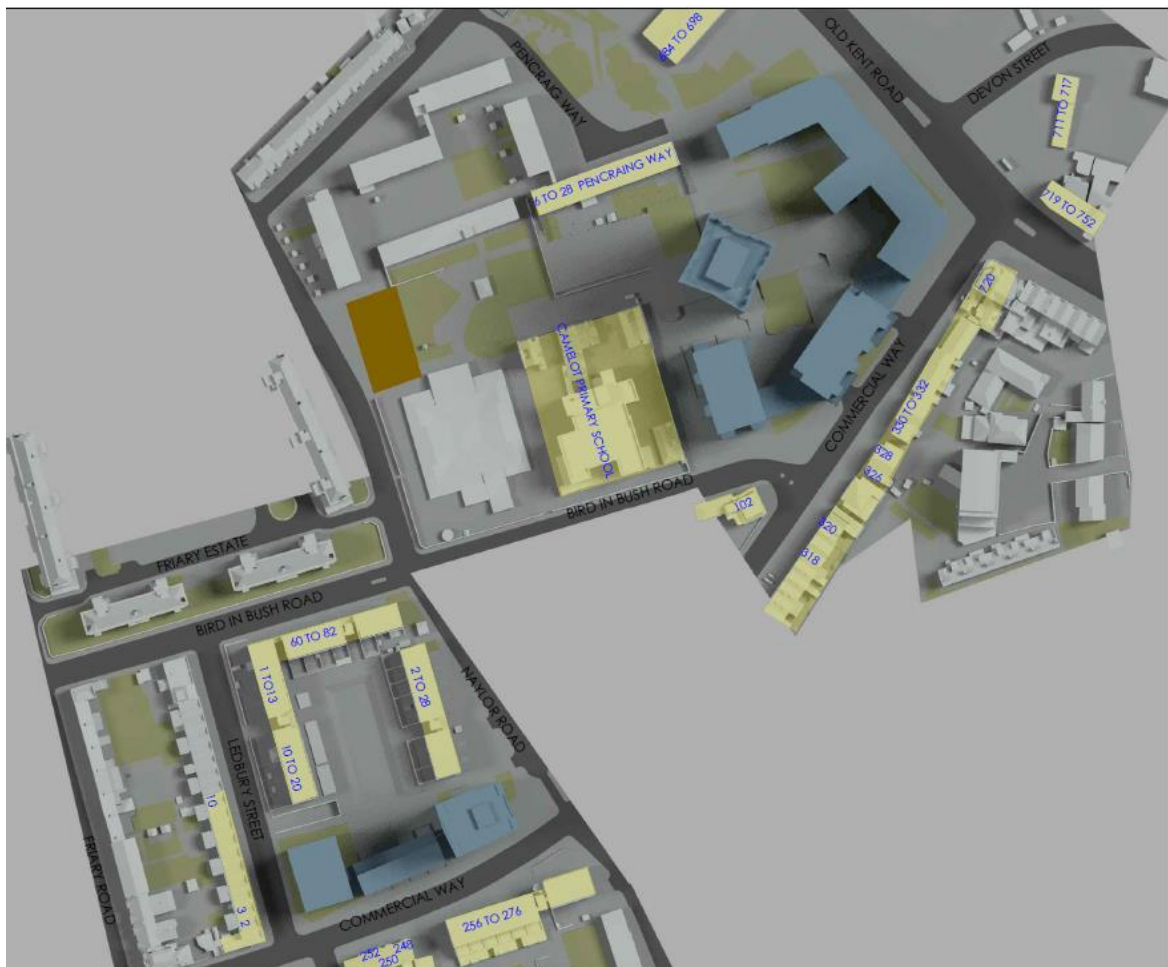
270. The BRE sunlight tests are the Annual Probable Sunlight Hours (APSH) and the Winter Probable Sunlight Hours (WPSH) tests. If, with the proposed development in place, a window can receive more than 25% of the available APSH, including at least 5% of WPSH during the winter months, then the BRE advises that the room should still receive enough sunlight. If a window retains at least 80% of its former value in terms of both APSH and WPSH, then the BRE advises that the reduction is likely to be unnoticeable. If the overall annual loss is greater than 4% of APSH, the BRE advises that the room may appear colder and less cheerful and pleasant.
271. The BRE sets out specific guidelines relating to balconies on existing properties. This guidance acknowledges that balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction may result

in a large relative impact on the sunlight received. As a result, they advise that the impact of existing balconies can be demonstrated by carrying out additional PSH calculations, for both the existing and proposed situations, with the balconies notionally removed.

272. The BRE Guidelines are based on a suburban environment, and as such a degree of flexibility needs to be applied when considering an urban environment. They also state that residential properties warrant detailed consideration in terms of daylight and sunlight effects, but that properties of a commercial nature have a lower requirement. Paragraph 123 of the NPPF (2019) states that:

“Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

273. The applicant has obtained layouts or properties from the local planning portal and/or estate agency listings where relevant. Where these do not exist, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows.



Map of properties tested for daylight.

274. The below listed properties meet the target values as set out in the BRE Guidelines for daylight (in terms of VSC and daylight distribution) and sunlight (in terms of APSH) either because there is no impact or because the impact is within the 20% tolerance, and therefore, are not commented on further:

240 to 244 Commercial Way
 318 to 324 Commercial Way
 340 to 344 Commercial Way
 721 Old Kent Road
 6-28 Pencraig Way
 102 Bird in Bath Road
 7 & 8 Ledbury Street
 Credenhill House

275. The impact on the remaining properties is discussed below.

720 Old Kent Road

276. This property is located on the corner of Old Kent Road and Commercial Way and is a commercial unit at ground floor level with the first floor of this property being of residential use. The applicant was not able to obtain the layouts of this property and so the daylight distribution results are based on reasonable assumptions.

277. Neither of the first floor windows are likely to serve residential space would meet the BRE target VSC value with the proposal in place. Out of the two residential windows tested, they would retain VSC values of 20.6% and 21.3%.

278. All windows facing the proposed development face within 90° of due north and so do not require analysis for sunlight as per the BRE Guidelines.

326 to 338 Commercial Way

279. These residential properties are located to the east of the Old Kent Road site.

280. 21 out of 33 windows within these properties meet the BRE target value for VSC with the proposal in place. The remaining 12 windows would achieve values of beyond the 20% tolerance, retaining values between 17.9% and 19.9% VSC. Therefore, given the good VSC results to all habitable windows in all properties in this section of Commercial Way.

281. All windows analysed face within 90° of due north and so do not require analysis for sunlight.

256 to 276 Commercial Way

282. This predominantly residential block is located to the south of the Bromyard site.

283. The rooms and windows on part of the ground and first floors along with all rooms and windows on the second floor are recessed behind access galleys; the rooms in these locations are likely to serve non-habitable space such as circulation, bathrooms or small kitchens. This is supported by the external appearance of the opposite

façade of this block to that shown in the photo above (i.e. the façade facing away from the development) which features large windows with some providing access to external terraces. These large windows are likely to serve living rooms.

284. 14 out of 86 windows meet the BRE target value for VSC with the proposal in place.
285. The remaining 72 windows would experience reductions beyond the 20% tolerance. It should however be noted that many of these rooms are likely to serve non-habitable space such as circulation, bathrooms or small kitchens and all but one of these windows is recessed behind galley access and is therefore obstructed to daylight in the existing position.
286. The results of unobstructed windows across the rest of the building indicate that it is the architecture of this block that is exacerbating the impact of the proposed scheme. Given the good results across the rest of the building, these properties retain contextually appropriate levels of daylight and the daylight and sunlight impact to this block is acceptable.
287. All windows analysed face within 90° of due north and so do not require analysis for sunlight.

246 to 254 Commercial Way

288. These houses are located to the south of the Bromyard site.
289. Ten out of 39 windows within these properties meet the BRE target value for VSC with the proposal in place.
290. The remaining 29 windows would experience reductions beyond the 20% tolerance, with up to a 31% reduction in VSC. Whilst some windows are noted as receiving larger reductions it should be noted that these windows are either located above or next to entrance doors (and so likely to serve circulation space) or within rooms containing an additional window. As such, the impact to these properties is considered acceptable and would the habitable room windows would retain appropriate levels of daylight and sunlight.
291. All windows analysed face within 90° of due north and so do not require analysis for sunlight.

2 to 6 Ledbury Street

292. These houses are located to the west of the Bromyard site.
293. Four out of 20 windows within these properties meet the BRE target value for VSC with the proposal in place. All of the other 16 remaining windows achieve at least 18% VSC, with the majority retaining at least 22% VSC.
294. All windows analysed face within 90° of due north and so do not require analysis for sunlight.

Camelot Primary School

295. The Camelot Primary School is located to the west of the Old Kent Road site. The results indicate that there would be some daylight loss to the school, however the clear majority of the windows would receive reductions within the 20% tolerance with some windows experiencing some improvements in terms of daylighting. Where larger reductions would be experienced, some are noted to be bathroom windows. Noting that the building is not a residential property, it is considered that the impacts are considered acceptable.

Conclusion on daylight and sunlight

296. The results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms do not meet the recommendations, the results are not unusual in the context of an urban location within an Opportunity Area. The proposed design would provide the existing occupiers with adequate levels of natural light and as such, it is considered that the proposed development is consistent with the NPPF.

Transport and highways

297. Chapter 10 of the London Plan and Southwark Plan Policies P49 – P55 require development proposals to maximise sustainable modes of transport by minimising car journeys, to deliver enhanced walking and cycling opportunities and safe, accessible routes to public transport. Developments should be car free save for disabled parking provision and mitigation will be secured where necessary to address impacts upon the road and public transport networks to serve new developments.
298. The application was accompanied by a Transport Assessment, Framework Travel Plan, Delivery and Service Plan, Outline Construction Logistic Plan, Operational Waste Management Strategy, Parking Design Management Plan and BLE tunnel assessment. The documents have been reviewed by TfL and the council's transport policy and highways teams.

Key transport issues

299. The proposed development would provide a significant new public realm within the site and fronting Old Kent Road and Commercial Way. The new buildings along Old Kent Road and Commercial Way would be set back by 7m from the road kerb line to provide space for pedestrians and cyclists.
300. An extension to the existing CPZ is being proposed and the current programme is for Statutory Consultation to take place in July/Aug 2022 with a live date being April 2023. This CPZ extension would mitigate overspill parking.
301. TfL's BLE Safeguarding team have recommended that a condition should be should be secured with any planning permission to ensure that the final foundation design is compatible with the BLE, in line with Policy T3 of the London Plan. The relevant condition has been included on the draft decision notice.

302. As discussed in paragraph earlier in the report, the redevelopment of the estate is within the Phase 1 9,500 homes cap. A contribution of £2,700 (per home uplift) in would be secured towards improvements to the bus network.

Location

303. There is an existing CPZ (Trafalgar) which is in operation Monday to Friday 08:00 – 18:30) and is proposed to be extended 2022/23.
304. There are seven bus routes which are within reasonable walking distance of the site. A bus stop adjoins the site on the Old Kent Road, providing access to four of these routes. The closest rail station to the site is Queens Road Peckham, which has London Overground and National Rail services.
305. Due to the public transport connections, most of the site has a Public Transport Access Level (PTAL) of 3, on a scale of 0 to 6b where 6b is the highest. There are, however, areas within the eastern part of the site which have a PTAL of 5 within the vicinity of the Old Kent Road bus stop.
306. Old Kent Road forms part of the Transport for London Road Network (TLRN) and features bus lanes and a signalised pedestrianised crossing.
307. Commercial Way is subject to a 20mph speed limit and comprises traffic calming measures including a raised table.

Site layout

308. The site is proposed to have multiple access points for pedestrians and cyclists to access each of the residential buildings and commercial units.
309. Vehicles would only be able to access the Old Kent Road site from Bird in Bush Road, via a new estate road proposed within the Old Kent Road site which would run one-way northbound and connects to Pencraig Way.
310. The only vehicles permitted to access this proposed new estate route are Blue Badge holders, servicing vehicles, emergency vehicles and staff employed at the Camelot Primary School that would have access to the school car park.
311. The Bromyard site would not provide vehicle access, and the development would be served utilising the existing road network to access the building from servicing or emergency perspective.
312. The proposed site layout is considered acceptable subject to detailed comments provided below.

Trip generation

313. Once fully built and occupied, the proposed development would result in a total of 159 two-way trips to be generated by the site in the AM Peak and 138 two-way in the PM peak. Of these trips, 34 are expected to be from cars and it is considered that

these would not have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads.

Servicing and deliveries

314. London Plan Policy T7 relates to servicing and delivery arrangement during construction and end use. The policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.
315. No delivery and servicing would take place from the Old Kent Road. Delivery and servicing for the Old Kent Road site would take place on-site to the rear of the buildings via the new estate road one-way system. This is accepted in principle subject to appropriate protection for vulnerable road users. Delivery and servicing for the Bromyard site would be via Commercial Road in line with existing arrangements.
316. The submitted Delivery and Service Plan predicts servicing demands for 34 motorised vehicular trips per day which includes vehicle trips associated with servicing (for both the residential and Class E units), residential trips, and car trips to the school car park.
317. In order to ensure that on-street servicing and deliveries do not negatively impact on the highway network, it is requested that the council's housing estate management monitor trips for two years post 75% occupancy. This would be most appropriately done with video camera surveillance for one week per quarter at two locations. 1) at entrance on Bird in Bush Road and 2) at the Ethnard Road entrance.

New Estate Road

318. There is some concern from TfL and Southwark's highway officers about the concept of the estate access road between Bird-in-Bush Road and Pencraig Way being shared between vehicles, cyclists and pedestrians, albeit with the latter having priority. Whilst the efforts made to distinguish between the different spaces and calm vehicle speeds are noted difficulties remain in ensuring safe, comfortable and convenient pedestrian and cyclist movement in this space.
319. The details submitted show that the new estate road finishes would clearly demarcate uses and encourage low driving speeds. There would be the provision of road markings, signs and change of material/finishes of the road to manage the private status and one-way operation of the estate road.
320. Furthermore, TfL's recommendation to provide a narrow central strip of cycle friendly surface material within the carriageway space is welcome and can be incorporated into the detailed design. This can be in the form of different surface or cycle markings.
321. Signs would be provided at the entrance to the route advising that the space is pedestrianised except for access and that the speed limit is 5mph (walking pace); 5mph repeater signs would be provided along the route so that there is always one visible to a driver using the route.
322. It should further be noted that this is a secondary pedestrian route from Bird in Bush Road that is proposed in addition to the main shared access route to the development

and other two alternative routes accessed by residents between Block B1/B2 and Block B2/B3.

323. It is felt reasonable to attach a condition to the draft decision notice to require the detailed design of this new road to be submitted and approved in writing. The details submitted should show how pedestrians and cyclists would be kept safe and how vehicle speeds would be kept low.

Construction management

324. An outline Construction Logistics Plan (CLP) has been provided within the submitted Transport Assessment. A draft indicative timetable for demolition and construction is provided below.

Draft construction timetable

325.

Phase	Block(s)	Units	Enabling Period	Demolition and construction start	Construction period
1 (Bromyard)	A1 & A2	42 Social rent 18 Shared Equity 20 Private	7 months	Sept 2022	18 months
2 (Old Kent Road)	B1	45 Private	12 months	March 2025	18 months
	B2	32 Social Rent	9 months	December 2025	18 months
	B4	114 Social Rent	9 months	Sept 2026	24 months
	B3	69 Social Rent	0 months	Sept 2028	20 months

326. The appointed contractor would use designated construction traffic routes for deliveries to the site. Access routes to and from the site to be used by heavy good vehicles (HGVs) would be agreed by condition prior to any demolition to minimise disruption to the road and pedestrian network as far as possible. The strategic road network would be used as far as possible to reach each site.

327. To facilitate the construction of the development, a qualified banksman will be on hand to ensure the safe access and egress of construction vehicles. A web-based Delivery Management System (DMS) could be used to manage and control (where possible) all deliveries to site.

328. Whilst this outline plan is welcomed, further information is required to understand the transport impacts more clearly such as the construction vehicle routing and access into the sites, the types and numbers of vehicles expected during the demolition and construction period and recommendations that a wheel washing facility be included. This is requested by planning condition.

Refuse and waste management

329. Details of the refuse arrangements are set out in the submitted Operational Waste Management Strategy. Estimated weekly waste generation has been calculated using residential waste metrics extracted from the relevant Guidance. Each residential property would be provided with a segregated waste bin, which would be fixed into an appropriate kitchen unit and each core will be provided with a ground floor level residential waste store that would accommodate all the residual waste, recycling and food waste. Residents would be required to transport the waste from their property directly to the nearest residential waste store, where they would segregate the waste in to the appropriately labelled bins. Residents would also be provided access to bulky waste storage facilities at ground floor level.

Car parking

330. London Plan Policy T6 seeks to encourage car free and car limited development as much as possible and sets maximum car parking standards for different uses whilst recognising the need for an appropriate provision of disabled parking and adequate arrangements for servicing. Non-residential uses should provide a minimum of one disabled space. All car parking spaces must be fitted with electric vehicle charging points. Southwark Plan Policies P54 and P55 set out car parking standards for various land uses and echo the requirements of the London Plan in terms of setting maximum car parking standards and promoting car free development save for minimum disabled provision.
331. The supporting text to draft OKR AAP policy 7 (Movement) states that where estate regeneration is being planned, car parking provision for existing residents will be managed in accordance with a phased plan/programme for reducing parking provision over the short, medium and long term and include opportunities to enhance sustainable and active transport to discourage and reduce private car ownership and to contribute to the council's commitment to tackling the climate change emergency.
332. The proposed development would be car-free except for ten Blue Badge parking spaces (eight at Old Kent Road site and two at Bromyard site), which equates to 3% of the total proposed units having access to a disabled persons' parking space from the outset. All disabled persons' car parking would have active electric vehicle charging provision which is welcomed, and has been secured by planning condition.
333. The applicant has indicated that this provision would be sufficient to meet the needs of the proposed development, and no future spaces have been identified. In this case, this is accepted given local low car ownership by disabled people and the range of services and facilities which can be accessed by active travel or bus by everyone. No car parking spaces have been proposed for the non-residential part of the development.

334. The Old Kent Road site is located at the boundary of the CPZ T (Trafalgar) that is in operation from Monday to Friday between 8:30 am and 6:30 pm. The streets to the south of Commercial Way and streets to the east from Old Kent Road have unrestricted on-street parking. The Bromyard site is located outside of the CPZ T.
335. To ensure that the proposed development does not increase car-dominance on surrounding streets, the council has been consulting on a proposal to extend the current CPZ as shown in the image below. The current programme is for Statutory Consultation to take place in July/Aug 2022 with a live date being April 2023.

Image: Proposed CPZ extension

336.



337. The existing residents are able to park their cars on street in the surrounding area. The existing residents are also entitled to apply for a parking permit within the existing CPZ.
338. In order to protect local car parking amenity, new residents would be prohibited from obtaining on-street parking permits and this would be secured by the Unilateral Undertaking. Returning residents that previously have had access to unrestricted parking would be permitted to apply for an on-street parking permit and park within the CPZ. In addition to that, the applicant [Southwark Council's Housing department] is able manage housing demand and residents that require access to a car may be offered to house elsewhere within the borough.
339. There exists on the low rise part of Ledbury estate an existing provision of 50 car parking spaces within an underneath garage (accessed from Ledbury Street and located underneath the communal courtyard), which not within the red line boundary of the application sites but are to be retained. Since these spaces lie outside of the site boundary, they would be outside the scope of control.
340. The applicant has agreed to including provision of a car club space on Commercial Way, that would be available to residents living within the development, but also to

the local community. The exact location of the car club bay is yet to be agreed and this would be subject to the Unilateral Undertaking. Residents would be provided with three years of free membership, secured again by the Unilateral Undertaking.

341. The submitted Parking Design and Management Plan provides a summary of the car parking provision that is proposed and the strategy for its operation. A detailed PDMP has been secured by condition and should be submitted prior to occupation of the development.

Cycle parking and cycling facilities

Residential cycle parking

342. London Plan Policy T5 sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 sets out a higher requirement than the London Plan standards.

343. Cycle parking provision for residents would be provided to comply with the minimum London Plan cycle parking requirements, the development will provide 623 long-stay cycle parking spaces for residents and 34 short-stay cycle parking for visitors as detailed in the table below. The long stay residential parking would also comply with the New Southwark Plan standards for PTAL 3&4 which is more onerous than PTAL 6. The short stay level of cycle parking was increased during the course of the application to comprise of 34 spaces required (1 visitor space per ten units) thereby complying with London Plan and New Southwark Plan standards. The long stay cycle parking would be secure and sheltered.

344.

Unit size	Dwellings	London Plan standards	NSP standards for PTAL 3 & 4	Long stay minimum provision	Short stay minimum provision
1 bed	115	1.5 space per unit	1 space per unit	173	34
2 bed	116	2 spaces per unit	2 spaces per unit	232	
3 bed	104			208	
4 bed	4			8	
5 bed	1			2	
	340			623	34

345. Long-stay cycle parking will be secure and sheltered and would comprise:

- 80% of cycle parking would be two-tier cycle parking;
- 20% of cycle parking would be accessible cycle parking for people with non-standard bicycles and those that struggle to use two-tier systems [75% as Sheffield stands and 25% as Sheffield stands with increased space (for cargo bikes, hand-cranked bikes, trailers, buggies, tandems, tricycles which can be up to 2.5m long and need additional space)], and
- The accessible cycle parking spaces would be located conveniently to the building entrances, whilst short stay cycle parking would be provided within the public realm in the form of Sheffield stands.

346. Short-stay cycle parking would be provided within the public realm in the form of Sheffield stands.

Non residential cycle parking

347. The Old Kent Road site would include two commercial units (Class E) which have a floor area of 488sqm GIA. Both the London Plan and new Southwark Plan cycle standards would be met. The site would provide 38 cycle spaces, 14 of which would be within the building for employees and another 24 within the landscape for visitors.
348. In terms of the detailed design of the cycle parking, TfL have noted a number of areas of non-compliance with London Cycle Design Standards (LCDS) in relation to spacing between cycle stands and other matters. The applicant would be expected to submit detailed plans by condition to address the issues raised.

Cycle hire docking station and cycle infrastructure

349. In line with the agreed approach £50 per home should be secured by the Unilateral Undertaking towards the expansion of the TfL Cycle Hire scheme to the Old Kent Road area to serve this development along with others.
350. Old Kent Road, including the section fronting the development, has been identified as the potential location for a Cycle Superhighway (CS). The development would be set back 7m from the road kerb to provide sufficient space for the future development of this cycle facility.
351. An existing cycle hangar currently exists on the Bromyard site containing a number of cycle parking spaces. The applicant has agreed to re-provide this facility but has yet not identified a specific location. A condition has been attached to the draft decision notice requiring details of the location to be submitted together with detailed plans requiring its relocation.

Buses

352. The site has convenient access to accessible public bus services. Main bus routes connecting to New Cross, Elephant and Castle, London Bridge, Waterloo, Liverpool Street and Kings Cross run along Old Kent Road with stops adjacent to the site. There are seven bus routes which are within reasonable walking distance of the site. A bus stop adjoins the site on the Old Kent Road, providing access to four of these routes.
353. Until the BLE is delivered, buses would be the main mode of public transport for users of the proposed development. However, the existing network is already at or close to capacity and cannot cater for additional peak time demand from residents and others seeking to travel towards central London in the morning and away in the afternoon/evening.
354. A contribution of £2,700 per residential unit would be secured towards improvements to the bus network in accordance with Policy T4 of the London Plan and IP2 of the NSP. However, noting that the site is currently occupied it is considered that, in this instance only, the required bus tariff should be applied only to the 116 unit uplift. As

such, the bus contribution for this site is £313,200 (BCIS indexed) should be secured within the Unilateral Undertaking as one payment on implementation of the development.

Healthy Streets/S278 works

355. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. The submitted Transport Assessment demonstrates how the Healthy Streets Approach has reviewed the existing site using the Healthy Streets Indicators and informed the design of the proposed development to assist future residents.
356. Users of the proposed development would benefit from a 'Healthy Streets' scheme currently under design development for the Old Kent Road. This scheme would provide improved pedestrian, cycle and public transport facilities along the corridor and is required to support the initial 9,500 homes capacity prior to the BLE, and sustainable travel for the future. Discussions are underway with TfL as to how this scheme would be delivered over and above S278 agreements for sites adjacent to the Old Kent Road.
357. Discussions between the applicant and TfL have taken place to ensure that the proposed development, especially noting that the built form is being brought forward from as existing, does not prejudice the delivery of the Healthy Streets Scheme.
358. As noted above, the new buildings along Old Kent Road and Commercial Way would be set back by 7m from the road kerb line to provide space for pedestrians and cyclists.
359. The applicant is proposing to stop up a small part of the TfL footway on Old Kent Road. A Stopping Up Order would be required to be applied for and secured in order to formalise this. Whilst a small area of stopping up would be required, this would be compensated by a new area of the Old Kent Road frontage offered up for adoption.
360. Transport for London have requested the applicant to deliver improvements to the pedestrian, cycling and public transport environment in accordance with the Healthy Streets scheme being developed to be covered under a s.278 agreement. This includes number of highway, pedestrian, cycle, and bus improvement works for the Old Kent Road and Commercial Way but also works to the opposite side of the Old Kent Road frontage to include Murdock Street, Devon Street and Commercial Way. The applicant has not yet agreed to accept these s.278 works at the time of writing and therefore this matter would require further dialogue between the applicant and TfL.

Bakerloo Line safeguarding

361. The applicant has undertaken an assessment to establish an outline foundation design. In relation to Building B3, TfL is satisfied that the details provide adequate assurances that a workable foundation is possible. Consideration has also been given to proposed buildings B2 and B4, which would sit on the existing foundations of the previous buildings, and are within or abut the BLE safeguarded zone. TfL's BLE

Safeguarding team have recommended that a condition should be secured with any planning permission to ensure that the final foundation design is compatible with the BLE, in line with Policy T3 of the London Plan. The relevant condition has been included on the draft decision notice.

Transport Summary

362. The proposal includes a £2,700 per home contribution (for the 116 home uplift) payable to Transport for London to support additional bus services in advance of the BLE. An extension to the existing CPZ is planned, which would, upon implementation, limit overspill parking. Further, the Old Kent Road frontage includes a generous setback that would provide improved pedestrian, cycle and public transport facilities in accordance with TfL's Healthy Streets scheme which is currently in design development. The proposal would deliver a policy compliant number of cycle spaces and included wheelchair parking provision.

Water resources and flood risk

363. The site partially lies in Flood Zone 3 and is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, the Environment Agency's 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, the Environment Agency consider that the development would be at low risk of flooding and have no objection to the proposed development.
364. The proposed drainage strategy was amended at the request of the GLA and the council's flood and drainage team, to further restrict the surface water discharge rate from the Bromyard site to the local sewer network to 1.1 l/s with an increase in the attenuation tank provision up to 234m³. The proposed surface water drainage discharge rate on the Old Kent Road site would be 5.3 l/s which is a reduction from the existing 19.3l/s. The revisions to the proposed drainage strategy have not yet been reviewed by the council's flood and drainage team at the time of writing and accordingly it is recommended that any conditions which they feel are necessary are included on the draft decision notice.
365. On this basis, it is considered that surface water for the two site would be restricted to the greenfield runoff rate. In the event that this cannot be achieved during detailed design, a contribution of £366 per cubic meter would be secured by the Unilateral Undertaking.

Land contamination

366. A Phase 1 Desk Study has been submitted to determine the levels of contamination on the site. The study has determined that there is a potential for contamination to be present on site which include potential for asbestos containing soils. With this in mind, the imposition of a planning condition is recommended to ensure that a site investigation is carried out and any contamination is remediated.

Lighting

367. A Lighting Report has been submitted with the application. The lighting approach has been stated as aiming to create a welcoming atmosphere after dark which encourages the use of open spaces by residents and helps support feelings of safety and security. Lighting would illuminate pedestrian and vehicular pathways as well as key areas of activity such as the MUGA, and play areas.
368. The site is adjacent to the Bird in Bush Park Site of Local Importance for Nature Conservation (SINC). The submitted Lighting report refers how to how the lighting would be designed to avoid light spill into Bird in Bush Park during construction and after completion of the proposed development. It is recommended that further details of the lighting be requested by condition.
369. In terms of external lighting to the MUGA, the details submitted with the application are very limited and therefore it is recommended that further details be submitted by planning condition. The lighting design must be designed such that it would minimise light spillage to surrounding residential properties since this can result in unacceptable light pollution to residents.

Solar glare

370. Policy P17 Tall Buildings of the New Southwark Plan requires the design of tall buildings to avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing, and solar glare.
371. Given their design and materiality which consists of the predominant use of brick, the tall buildings are not expected to result in adverse reflected glare or excessive light pollution.

Noise and vibration

372. London Plan Policy D14 and Southwark Plan Policy P56 require developments to manage the impacts of noise.
373. In order to assess the potential for the impact of environmental noise on the new flats, a Noise Assessment has been submitted with the application.
374. The Noise Assessment has shown that, to achieve appropriate internal noise levels in the flats, typical thermal double glazed windows would be acoustically acceptable for all façades except to bedrooms overlooking Old Kent Road where glazing with an enhanced acoustic performance would be required as well as acoustic trickle ventilators. The assessment has indicated that with the appropriate mitigation in the form of the specified glazing and ventilation, internal noise levels within the proposed dwellings would be acceptable.
375. In terms of noise from the use of the TRA Hall, this would be unlikely to result in disturbance to the residential occupiers, subject to typical thermal double glazing being installed and as long as activities do not take place in the late evening, overnight, or in the early morning. A condition is recommended to secure appropriate hours for the hall.

376. In terms of the MUGA, a MUGA already exists on the site and so not felt that its re-provision would give rise to any harmful noise and disturbance when compared to existing. A condition is however required to secure appropriate hours of use and details of external lighting.
377. The council's environmental protection team has reviewed the submitted material and have commented that the proposal would provide a good standard of amenity for future residents. Conditions are recommended in relation to internal noise levels, sound transmission and plant noise and these have been attached to the draft decision notice.

Air Quality

378. Policy P65 Improving Air Quality of the New Southwark Plan states that development must:
1. Achieve or exceed air quality neutral standards; and
 2. Address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.

It also states that any shortfall in air quality standards on site must be secured of site through planning obligations or as a financial contribution.

379. An assessment has been undertaken to quantify the potential impacts on local air quality associated with the construction and operation of the proposed development. Based on the results of the assessment, it is considered that redevelopment of the site would not cause a significant impact on local air quality.
380. During the construction phase, the site has the potential to generate dust nuisance beyond the application boundary. However, through the implementation of a Dust Management Plan, the impacts would be effectively minimised and are unlikely to be significant. This plan would be requested by planning condition alongside a construction management plan.
381. With the exception of disabled provision, the proposed development would be car-free and operational traffic is therefore unlikely to affect local air quality.
382. The proposed development is therefore considered to be Air Quality Neutral with respect to both transport and building-related emissions and on this basis meets the requirements of P65 by achieving air quality neutral standards.

Wind microclimate

383. The applicant has submitted a Wind and Microclimate Analysis Report which assesses the likely effects of the Ledbury Estate development on the local wind conditions. The analysis has used Computational Fluid Dynamic (CFD) modelling to predict what effect the proposed development would have on wind conditions.
384. The microclimate analysis for the proposed development incorporates the assessment of 74 receptor locations identified to be in areas of interest and in close

proximity to the proposed development. This includes a mix of entrances, amenity spaces, main pedestrian routes as well as roads, car parks, proposed balconies and the proposed block B4 rooftop amenity space.

385. The analysis indicates that the proposed development is not likely to have adverse impact on the wind conditions to the off-site local surroundings and, in several areas, has a beneficial effect when compared to the intended use of the spaces. The results show that the wind conditions, when considering the proposed development, correspond to the intended use of most of the external spaces tested.
386. The analysis indicated that the vast majority of sensitive receptors (78%) surrounding the site experience improved or negligible conditions in comparison to their intended use. 32 out of the 74 receptors tested correspond to minor to major improved wind conditions when compared to the intended use of the spaces, while 26 receptors experienced a negligible impact.
387. Of the 16 remaining receptors, 14 are anticipated to experience 'minor adverse' wind conditions compared to their intended use. It is important to note that the change for 'minor adverse' is considered minimal given that the wind conditions are only one step windier than the desired levels, and the intended user's activities are not likely to be notably impacted.
388. The remaining two receptors are anticipated to experience moderate adverse wind conditions. These are located on balconies of the proposed development. This is due to the exposed nature of these receptors and their location at raised heights with higher wind speeds that are mostly unavoidable.
389. Overall, none of the receptors experience major adverse wind conditions and the proposed mitigation measures have been maximised as far as possible by the design team to bring about improvements in wind conditions.
390. In terms of the cumulative assessment, this is designed to include other proposed developments near to the site (within approximately 200m from the centre of each of the proposed development sites) that may alter local wind conditions. In this instance, the following consented schemes were included: 651-657 Old Kent Road (Planning application reference 19/AP/1710), 671-679 Old Kent Road (Planning application reference 20/AP/2701) and Land Bounded by Ruby Street Murdock Street And 685-695 Old Kent Road (Planning application reference 18/AP/0196). This assessment indicates that wind conditions with the future developments in place are largely similar to those with the proposed development alone; there is a slight increase in minor adverse effects.
391. The analysis indicated that the vast majority of sensitive receptors (77%) surrounding the site experience improved or negligible conditions in comparison to their intended use. 28 out of the 78 receptors tested correspond to minor to major improved wind conditions when compared to the intended use of the spaces, while 32 receptors experienced a negligible impact. 16 of the remaining 18 receptors resulted in minor adverse impact and the other two were also located on-site at the roof terraces of the proposed scheme and experienced moderate adverse conditions when compared to their intended use.

392. Overall, the analysis predicts that the wind conditions based on the cumulative assessment correspond to acceptable pedestrian comfort conditions for the intended use of most external spaces tested.
393. In conclusion, the results of the microclimate assessment demonstrate that no major adverse effects are anticipated in the proposed and cumulative scenarios for ground level and upper floor receptors in close proximity and within the site.

Energy and sustainability

394. Policy SI2 of the London Plan requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Non-residential development should achieve 15 per cent reduction through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of five years.
395. Southwark Plan Policies P69 and P70 reflect the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. The policies reflect the London Plan approach of 'lean, green and clean' principles and requires non-residential buildings to be zero carbon with an onsite reduction of at least 40%. Any shortfall can be addressed by way a contribution towards the carbon offset fund.

Carbon emission reduction

396. The proposals have also been designed in response to the London Plan Energy Hierarchy: Be Lean, Be Clean, Be Green, Be Seen and achieve an estimated regulated CO₂ savings on site of 89.8% for the domestic part and 51.9% for the non-domestic part of the development, against a Part L 2013 compliant scheme with SAP10 carbon factors. Overall, across the residential and non-residential elements, this results in an 89.1% reduction in regulated carbon dioxide emissions.

Be Lean (use less energy)

397. The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air tightness levels, mechanical ventilation and heat recovery, efficient lighting as well as energy saving controls for space conditioning and lighting.
398. By means of energy efficiency measures alone, regulated CO₂ emissions are shown to reduce by 12.6% for the domestic element and 16.5% for the non-residential (site wide is 12.6%).
399. At the 'Be Lean' stage, the proposed development meets the GLA target of 10% regulated CO₂ emission reductions for the residential portion of the scheme, and a 15% reduction for the non-domestic portion of the scheme.

Be Clean (supply energy efficiently)

400. The site is located along the proposed route of the SELCHP district heat network. Consultation with SELCHP operator Veolia indicates that there is sufficient capacity and connection would be ready at the time of the expected project completion.
401. Both the Old Kent Road site and the Bromyard Site will each have a new central heating substation served directly from the SELCHP network. Adjacent to the substation shall be an area reserved for the installation of temporary portable boilers within 24 hours as per the failsafe plan to ensure residents experience minimal disruption.
402. The substation would distribute heat to all homes on the site on via a network of district heating pipework. The network pipework connects to a Heat Interface Unit (HIU) within each dwelling to generate heating and hot water.
403. The be clean measures alone will reduce regulated CO₂ emissions by 68.4% for the domestic part and 35.5% for the non residential element (site wide is 67.8%).

Be Green (Use low or carbon zero energy)

404. The renewable technologies feasibility study carried out for the development identified solar photovoltaics as the most suitable technology for the development as the scheme is already proposing to connect to a DHN. A condition will be attached requiring the details of the photovoltaics to be installed and requiring them to be maintained as long as the development is occupied.
405. The incorporation of renewable technologies will reduce CO₂ emissions by a further 8.8% for the domestic element. There would be no reduction from the non-residential element.

Cumulative on site savings

406. The overall regulated CO₂ savings on site against a Part L 2013 compliant scheme are therefore 89.8% for the domestic element and 51.9% for the non-domestic. The cumulative site wide saving across the domestic and the non-domestic is 89.1%.

Zero carbon target

407. The proposed development complies with the London Plan CO₂ savings target of 35% overall. However, it does fall short of Southwark's Local Plan target of 100% emission reduction against Building Regulations.
408. The overall strategy aims to maximise the possible carbon savings achievable on site. The site achieves a high level of fabric efficiency exceeding both the 10% residential and 15% non-residential Be Lean targets, this is assisted through the installation of MVHR units and enhanced U-values. Connection to the local district heat network and the proposal of solar PV on roof areas not being used for amenity space further maximises the carbon savings possible on site.

409. In total, the scheme achieves an 89.1% emission reduction against a Building Regulations compliant scheme. Achieving beyond this would be difficult to accomplish on site: roof space available for Solar PV has already been maximised and the location of the scheme is not suitable for additional renewables such as wind turbines.

Carbon Offsetting

410. With the SAP10 carbon factors, to achieve 'zero carbon' for the residential portion of the scheme, 37.8 tonnes per annum of regulated CO₂, equivalent to 1,135 tonnes over 30 years, from the new-build domestic portion should be offset offsite. The shortfall to a zero carbon reduction from baseline for the new build nondomestic portion of the scheme would be 3.2 tonnes per annum of regulated CO₂, equivalent to 97 tonnes over 30 years, to be offset offsite.

411. This would result in a carbon offset payment of £117,040 which would be secured by the Unilateral Undertaking.

Be Seen (Monitor and review)

412. The London Plan asks applicants to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. In accordance with London Plan policies it is appropriate to secure post completion monitoring within the Unilateral Undertaking.

Overheating

413. The overheating assessment submitted with the application shows that all flats assessed for the proposed development were found to achieve compliance with CIBSE TM59 overheating risk criteria for London Weather Centre DSY1 weather data, through the use of passive natural ventilation through openable windows, ventilation panels and solar control strategies within the design.

414. Several strategies have been employed in the design to mitigate the overheating risk in the rooms overlooking Old Kent Road that are exposed to higher noise levels. The façade orientation to northeast is favourable as the amount of direct solar radiation is minimised. All dwellings are dual aspect, the number of habitable spaces has been minimised as much as possible and kitchen/living/dining spaces have balconies.

415. Solar control strategies such as low g-value and external shading (from balconies) are expected to mitigate overheating risk.

416. Although not mandatory for compliance, the inclusion of environmental fan in the corridors is recommended to allow for compliance with the overheating risk criteria and generally improve the resilience of the dwellings to overheating risk.

417. The council's environmental protection team have confirmed they are satisfied with the report with the submitted overheating report.

Whole life cycle

418. In accordance with London Plan Policy SI2, applicants are expected to calculate and reduce whole life-cycle carbon (WLC) emissions to fully capture the development's carbon footprint.
419. A Whole Lifecycle Carbon (WLC) assessment has been undertaken for the proposed development. The WLC has been carried out in accordance with the latest published GLA 'draft Whole Life-cycle Carbon Assessments Guidance (October 2020).
420. The estimated whole lifecycle carbon emissions of the proposed development have been provided. The estimated whole carbon emissions of the proposed development are however noted as being above the aspirational benchmarks.
421. However, the following whole life-cycle carbon reduction opportunities would be investigated at the next design stage, with a view to achieving further reductions in whole life carbon:
- Optimisations to the design to reduce the amount of concrete and steel used
 - Increase recycled content within plasterboard
 - Increase material durability for exposed building materials in order to increase service life and reduce repair/replacement interval.
422. A whole life cycle monitoring report has been requested by condition.

Circular economy

423. London Plan Policy SI7 requires development applications that are referable to the Mayor of London to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process.
424. A Circular Economy Statement has been submitted with the application which has summarised the strategic approach to the project. However, further information is required in order to confirm compliance with London Plan Policies SI7 and D3 including the supportive narrative; key circular economy commitments that go beyond standard practice; Bill of Materials; Recycling and waste; pre-demolition audit; estimated waste and inclusion statement. This information is currently being prepared at the time of writing and a revised Circular Economy report is expected shortly.
425. The applicant has identified that there would be opportunities to re-use some of the existing building materials within the informal playable landscape. This is welcomed and supported.
426. A post construction monitoring report should also be secured by condition and this is included on the draft decision notice.

BREEAM

427. Southwark Plan Policies P69 requires the development to achieve BREEAM 'excellent' for the non residential spaces (the TRA hall and the two commercial units). A BREEAM Pre-assessment report has been undertaken which demonstrates that an "very good" standard can be achieved with potential to achieve a BREEAM score of 71.61% following detailed fit out meeting the BREEAM 'Excellent' requirement of the policy. A condition to secure minimum BREEAM 'excellent' is recommended.

Digital connectivity

428. London Plan Policy SI6 requires development proposals to ensure sufficient digital connectivity, including full fibre connections and mobile connectivity, and provide space for mobile digital connectivity infrastructure. P44 Broadband and digital infrastructure of the New Southwark Plan reinforces the London Plan policy requirement.
429. A digital connectivity statement was submitted with the application which demonstrates commitment and compliance with London Plan Policy SI6 and New Southwark Plan Policy P44. A condition is recommended to ensure that digital connectivity is achieved in the final development.

Health impact assessment

430. The London Plan Policy GG3 details the matters which much be considered for planning and developments to improve Londoners' health and reduce health inequalities. Additional policies which consider the health and wellbeing of Londoners include policy's GG1, D5, S1 and S2.
431. P45 Healthy developments of the New Southwark Plan states that development must:
1. Be easily accessible from the walking and cycling network; and
 2. Provide, or support opportunities for healthy activities; and
 3. Retain or re-provide existing health, community, sport and leisure facilities.
432. The proposed development is expected to have an overall positive impact on health indicators because of the housing quality and design of the proposed development, the access to open space, the crime reduction and community safety measures incorporated into the design and the measures taken to positively respond to climate change. These matters are discussed in the relevant sections of the report.
433. In addition, the proposed development includes well-accessed cycle parking provision and seeks to re-provide the existing TRA hall and MUGA. The location of the development would also promote the use of walking and bus travel.

Planning obligations (Unilateral Undertaking)

434. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies

for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

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

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

436. Planning Obligation	Applicant Position
<p>Affordable housing</p> <ul style="list-style-type: none"> • Secure 260 residential units as social rented housing • This equates to 76.4% by habitable room • To make the affordable units available before 50% of the private units can be occupied • Early-stage viability review 	Agreed
<p>Wheelchair housing</p> <ul style="list-style-type: none"> • Securing and allocation of the wheelchair housing • To market the private tenure wheelchair units to wheelchair users with appropriate locations and methods 	Agreed
<p>Carbon offset and energy</p> <ul style="list-style-type: none"> • Estimated £117,040 • Review and re-calculation of on-site savings following detailed design stage • Be Seen Monitoring • Connection to SELCHP district heating system with agreement to continued use of the temporary strategy (which relies on gas) should there be delays with implementation of SELCHP in the area 	Agreed
<p>Employment during construction</p> <ul style="list-style-type: none"> • 79 sustained jobs for previously unemployed Southwark residents (or a maximum offset of £339,700), 79 short courses (or a maximum offset of £11,850), and 19 apprenticeships (or a maximum offset of £28,500) • An employment, skills and business support plan. 	Agreed
<p>Southwark s.278 works:</p> <ul style="list-style-type: none"> • Repave the footway including new kerbing fronting the development on Old Kent Road, Commercial Way and Bird in Bush Road using materials in accordance with Southwark's Streetscape Design Manual - SSDM 	Agreed

<p>(precast concrete slabs and 150mm wide granite kerbs).</p> <ul style="list-style-type: none"> • Improve pedestrian crossing facilities on Bird in Bush Road at junction with Commercial Way. • Improve pedestrian crossing facilities on Commercial Way outside Bromyard site to increase accessibility to local shops. • Rebuild redundant dropped kerb on Bird in Bush Road. • Construct vehicle crossover for entry to estate access road from Bird in Bush Road, in accordance with current SSDM standards. • Upgrade street lighting directly outside sites to current LBS standards (including on private roads). • Provide dropped kerbs on Commercial Way to assist refuse collection. • Tree pits (new or existing) fronting the development sites should be constructed to current SSDM standards. • Landscaping at kerb edge outside Bromyard site (Commercial Way) should be designed in accordance with SSDM standards, ensuring there is adequate visibility of pedestrians. • Refresh road markings following kerb installation. • Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development. 	
<p>Car club scheme</p> <ul style="list-style-type: none"> • Car park management plan • Provision of onsite car club bay (location to be determined) and three years membership for residents 	Agreed
<p>Trees</p> <ul style="list-style-type: none"> • Payment for CAVAT value for any trees that would need to be removed and the full costs covered to support the introduction of replacement trees in appropriate locations on TfL's and Southwark's network to include £87,351.00 for the removal T30. • TfL maintenance contribution for any green infrastructure to be installed on the Old Kent Road. 	To be confirmed
<p>Parking permit exemption for new residents</p> <ul style="list-style-type: none"> • Returning residents that previously have had access to unrestricted parking will be permitted to apply for an on-street parking permit • Parking permit restriction for new residents 	Agreed
<p>Delivery and Servicing Management Plan and bond</p>	Agreed

<ul style="list-style-type: none"> • Delivery and service plan monitoring of £11,800 (based on £100 per home for uplift, £100 per 500sqm non-residential floorspace). 	
<p>Greenfield run off rates</p> <ul style="list-style-type: none"> • £366 per cubic metre in the event that greenfield run off rates are not met on site. 	Agreed
<p>Detailed Design Clauses</p> <ul style="list-style-type: none"> • Securing of Karakusevic Carson Architects to deliver detailed design unless otherwise agreed in writing 	Agreed
<p>Archaeology</p> <ul style="list-style-type: none"> • £11,171 towards Archaeological monitoring 	Agreed
<p>TfL requested financial obligations</p> <ul style="list-style-type: none"> • Bus contribution of £313,200 (based on £2700 per home for uplift i.e. 116 homes) • TfL Cycle Hire Docking Station Contribution of £5800 per home for uplift (based on £50 per home for uplift) 	Agreed
<p>TfL s.278 works</p> <ul style="list-style-type: none"> • S38/s278 Highway works for TfL highway to involve partial stopping up on Old Kent Road and also partial Old Kent Road highway adoption • The following works should also be secured: • a) resurfacing of the full carriageway width on Old Kent Road • b) repaving of all pedestrian footway on Old Kent Road • c) cycle route provision through the area along Old Kent Road • d) provision of a new bus stop/stand on Old Kent Road • e) widening and improvements to the existing signalised pedestrian on Old Kent Road • f) entry treatment across Murdock St, Devon St and Commercial Way to support the proposed changes • g) realignment of the pedestrian crossing across Commercial Way • h) provision of on street trees and associated tree pits within the vicinity of the site as agreed with TfL • i) provision of flush tree pit edging around all existing trees and levels as agreed with TfL • j) upgrade existing street lighting and install new street lighting if required • k) install gullies and connection pipes where required • l) realignment of statutory undertakers equipment where required' 	<p>First bullet on stopping up/adoption is agreed</p> <p>Parts a-l are not agreed since it is felt that these are not reasonable, or proportional to the site</p>
Other	

<ul style="list-style-type: none"> • Unless otherwise agreed with the Council, not to use any part of the development as a betting shop, pawnbrokers or pay day loan shop • Equal tenure access to the children's and communal play areas • Public access to the public open space and management of the public realm within the scheme • London living wage – best endeavours 	Agreed
<p>Admin Fees</p> <ul style="list-style-type: none"> • 2% admin fee for all cash contributions. 	Agreed
<p>Total Unilateral Undertaking contributions plus admin fee £557,289.34</p>	Agreed

437. It should be noted that TfL's s.278 agreement requests have not been agreed at the time of writing, since it is felt these are not reasonable or proportional to the site. Further discussions will therefore be required with TfL this outstanding issue.

438. In the event that a unilateral undertaking has not been completed by 1 August 2022, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

"In the absence of a completed Unilateral Undertaking there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to New Southwark Plan policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)".

Mayoral and borough community infrastructure levy (CIL)

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

440. The site is located within Southwark CIL Zone 2 and MCIL2 Band2 zone. Based on the floor areas provided in the agent's CIL Form1 (GIA Info) dated 11-May-22 and Planning Statement paras.6.14-6.15, the gross amount of CIL is approximately £7,241,127.03 (pre-relief). Subjecting to the correct CIL forms being submitted on time, CIL Social Housing Relief (approximately £4,827,161.82) can be claimed for a number of types of affordable housing. The resulting CIL amount is estimated to be around £2,413,965.21 net of relief (£1,929,844 for Southwark CiL and £484,121.21 for Mayoral CiL). It should be noted that this is an estimate, and the floor areas will be checked and measured when related CIL Assumption of Liability Form and Relief Claim Form are submitted, after planning approval has been obtained.

Other matters

441. None.

Community involvement and engagement

442. A statement of community involvement and engagement summary template for the development consultation charter was submitted which confirms the engagement undertaken by the applicant since July 2021.

443. Southwark's draft statement of community involvement and development Consultation Charter encourages consultation with local communities, especially developers seeking permission for 'Major/Large Scale' developments. The Charter is a guide setting out the consultation requirements to be carried out by developers for proposed development.

444. As detailed in the statement of community involvement and the design & access statement, the proposals have evolved in response to pre-application discussions with the local planning authority, including meetings with the planning, design, transport, energy and housing teams. In terms of the local community, the SCI summarises community engagement activities that have taken place, to support development of the design proposals, and includes:

- The project context and community consultation ambitions;
- Detailed summary of resident engagement, the feedback provided and how this has shaped the design proposals;
- Steps taken to track feedback and how issues raised have been responded to;
- A summary of the key themes that have emerged from consultation and how the team have responded to these.

445. Throughout the programme, the design team have worked corroboratively with the council, Open Communities - the council's independent resident advisors and the Ledbury Housing team in the development and delivery of the engagement strategy and have prepared consultation material and content for communication with residents.

446. It has been imperative that the project team maintain transparency on the decision making process for the design proposals and the scope for influence throughout the project with estate residents and the established Ledbury Residents Project Group.

This has helped to ensure there is a genuine and collaborative design process that responds to resident aspirations, whilst also adequately capturing the knowledge and experience of residents that are currently living on the estate and those with a right to return.

447. The majority of residents voted in favour of the final option, to demolish the four towers and to replace these with new, high quality homes. This option was taken forward to a resident ballot in March 2021, with a vast majority voting to proceed with the demolition and replacement approach.
448. Following on from this, throughout design development, the project team has engaged directly with the wider community through public consultations at each RIBA stage including a vote about extending the project scope to include the redevelopment of the TRA hall. In addition, there have been workshops aimed at different sections of the community including young children regarding proposed play equipment and young people about safe spaces, along with a session to help form the brief for the TRA hall. Updates have also been provided via the Commonplace platform, which in addition to the newsletters include relevant contact details.
449. The latest plans and scaled model are also permanently displayed in the TRA hall, where the Housing team, which works closely with the project team, is based 24/7. This effectively serves as an all-hours drop-in service. In the coming weeks a further public consultation would be held to gain feedback on the proposals for the TRA hall and skate park along with wider estate improvements and reconfiguration of existing parking as well as general progress update.
450. The engagement programme for the project has been developed to meet Southwark Council's Charter of Principles and the Ledbury Engagement Plan. The submitted SCI and Development Consultation Charter have documented the extensive engagement and consultation that has been carried out with the Resident Project Group, the Camelot Primary School, ward councillors, the GLA, TfL, the Design Review Panel as well as public exhibitions. The public consultation events held were varied and engaging, consisting of themed events exploring topics such as playspace and community space. All of the comments made have been summarised together with commentary summarising how those comments were responded to and taken forward resulting to changes in the design of the proposed development.
451. The scope and extent of engagement detailed in the SCI is generally positive, the vast majority of residents support the redevelopment of the site and it is clear that residents and stakeholders have influenced the final design.

Human rights implications

452. 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.
453. This application has the legitimate aim of delivering commercial development. 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.

Conclusion

454. The application is strongly supported since it proposes the delivery of 340 very high quality new homes, of which 76.4% would be affordable housing (measured by habitable room) in the social rent tenure. Of the additional 116 new homes, 50.5% of these would be social rented housing.
455. The development includes 32% family home provision, exceeding the policy requirements and includes 83.5% of homes are dual aspect overall which is considered exceptional.
456. The development will be of exceptional design quality with modern, high quality buildings which would enhance the area and assist with the continuing regeneration of Old Kent Road. The development would provide secure cycle parking, landscaping, children's play space and public open space meeting or exceeding policy requirements. The development would make financial contributions to improving bus services and would be capable of supporting additional cycle infrastructure through the set back of the development by 7m on the Old Kent Road. Further, a CPZ extension is planned to take effect within the coming year.
457. The proposal does involve the loss of a Category A tree (Norway Maple) and its retention would not be possible due to site constraints. The Unilateral Undertaking would secure appropriate compensation for this tree and substantial new tree planting and urban greening is proposed.
458. The wider community would also benefit from the development, as a replacement TRA hall would be provided along two flexible commercial units fronting the Old Kent Road with better quality green and play spaces across the estate. The existing Muga would also be reprovided.
459. In relation to the impacts upon the daylight received by neighbouring properties, the results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms do not meet the recommendations, it is not felt that these would be sufficiently harmful to warrant refusal of the application.
460. The scheme would achieve a 89.1% carbon emission reduction against a Building Regulations compliant scheme, which is extremely positive thorough connection to the SELCHP plant.
461. The applicant team has worked closely with Ledbury residents and has taken on their views and feedback in the design and it is clear that the residents and stakeholders have strongly influenced the final design.
462. Subject to the proposed conditions and planning obligations, the proposal is considered to comply with the development plan policies set out in appendix 2 of this report and it is on this basis that it is recommended that planning permission be granted.

Consultation responses from external and statutory consultees

463. Ledbury Resident Project Group (RPG): Support the application as follows.

The RPG support the Planning Application because it will provide homes to rehouse everyone who lived in the Ledbury Towers, and it also provides extra new Council Homes. Understand the need to include some leasehold homes for sale to part fund the cost of building the new Council homes. The RPG have been extensively consulted through regular Design Sub Committee Meetings with the Council Team and architects and the issues raised have been responded to. The RPG is aware that there are compromises that must be made in designing new homes to take account of the interests of the wide range of stakeholders alongside the Council and Residents.

The RPG are pleased that the space standards for the new homes for returning residents are at least as large as the current homes in Ledbury Towers, and that the new homes will offer modern standards. The increase in the insulation in the new homes, alongside the use of heating provided through SELCHP, should mean that residents will have reasonable heating bills at a time when heating costs for most people are likely to rise significantly.

The proposal for brick buildings is attractive and fits well with the existing buildings in the surrounding area and the Old Kent Road. The RPG feel these designs will not look out of place with the current buildings nearby and will be an asset to the area when built and in the future. The buildings are designed to be genuinely 'tenure blind'.

The blocks are generally well spaced out, and the communal space at ground floor level looks attractive. The RPG look forward to more detailed discussions on the planting plan to make sure the green areas are low maintenance and there are no areas that will end up being used as undesignated dog toilets. The increase in the variety of the species will improve the estate. We are pleased that the Multi Use Games Area will be retained, and that there will be increased and improved play space across the estate.

The lower blocks have good sightlines and views from inside the flats. The current flats on Ledbury have tall windows in the living rooms that offer good views that residents enjoy. Tall thin windows in the living room are feature of the existing blocks. There are some concerns that the views from the largest towers will be more limited from the living rooms by the balcony wall.

The RPG are pleased that the homes for returning residents are dual aspect and the input from the RPG on making sure there is a window in the kitchen has been included. The homes look to be well lit and well ventilated.

The inclusion of lifts that will be available to evacuate residents in case of fire, and the installation of sprinklers throughout the blocks will provide residents, who are keenly aware of fire safety issues, with security.

There have been discussions on the estate road at the Old Kent Road side of the site. The RPG understand that it is needed to allow servicing of each of the blocks, and to allow access for fire trucks and deliveries. Making this road one way is helpful.

At present there are continual problems at different times of day with the traffic at the junction of Commercial Way and the Old Kent Road. Reviewing how this junction works more effectively would make a big difference to those who live on the Commercial Way side of the proposed estate. The increase in building site traffic in the area for both Ledbury and other building sites nearby will make this worse. Starting traffic calming measures at the junction of Commercial Way and Bird in Bush Road would help reduce some of the problems. The RPG would like to see more effective measures to reduce the use of the estate road as a cut through for motorbikes and scooters. A no entry sign at the Commercial Way entrance to the estate will not be sufficient to do this. Without this we have concerns that the estate road will be unsafe for pedestrians. The RPG looks forward to more discussions on how to make the estate road safe and secure, as well as providing access for essential services.

The RPG note that the infrastructure for electric car charging points is being installed. It is not clear whether this infrastructure will provide sufficient car charging points in the near future when the blocks are built.

The RPG understand that Planning Regulations promote the use of public transport and planning applications for new homes make limited provision for car parking, except for those with disabilities. The RPG are concerned that the very limited parking provision at the Old Kent Road end of the site will make it difficult for those with children, and women to access parking close to their home, which will be a safety issue at night. The Offer Document that was supported by Ledbury Residents and those with the Right to Return set out the provision of parking for existing residents.

The RPG are pleased to support this planning application.

Officer response: A condition has been attached requiring detailed design for the estate road to be submitted and approved to ensure it would be safe. The level of disabled parking provided, at 3% is felt sufficient and justified and in compliant with London and Southwark Plan policies.

464. Greater London Authority: That Southwark Council be advised that the application does not yet comply with the London Plan for the reasons set out below.

- Land Use Principles: The principle of demolition of the existing housing estate is accepted, due to the structural and fire safety issues. The proposed redevelopment which seeks to re-provide the existing quantum of social rent units and would result in an increase in habitable rooms, with additional social rent housing proposed, within the Old Kent Road Opportunity Area is acceptable. An exceptional case with reassurances from the Council that the development will not breach the Phase 1, 9500 home cap, ensures a Grampian obligation restricting implementation is not required in this instance with regard to the Bakerloo Line Extension.
- Equalities: The submitted Equalities Impact Assessment is unacceptable, it is high level and does not integrate site specific considerations, short, medium and long-term impacts, nor establish proposed mitigation measures and monitoring.
- Affordable Housing / Housing: The affordable housing offer is 77% by habitable room, with a net uplift comprising 44% social rent or 50% by

habitable room. As an estate regeneration scheme resulting in the loss of existing housing, it is automatically subject to the Viability Tested Route. The offer is in the process of being reviewed and is dependent on grant funding. Obligations relating to affordability, the inclusion of early, mid and late stage viability reviews should be secured in the s106 agreement.

- Urban Design / Heritage: The entirety of the site is not allocated for tall buildings and a full assessment of Policy D9, Part C is required. The applicant should consider the visual (with regards to architectural quality and narrative), cumulative functional and environmental impacts of the proposed height and massing. Site layout could be further considered around the retention of Category A and B vegetation and enhancements to the Public Realm. The fire safety statement must comply with Policy D5 and D12 of the London Plan, including qualifications of the assessor. Given the existing and emerging context, the development would arise no harm to the conservation areas within the vicinity, nor Grade II listed buildings. No harm would arise to the LVMF, view 3A.1.
- Transport: Further information is required to confirm that the proposed development will support the delivery of the OKR Healthy Streets scheme via a S278 agreement with TfL. Contributions towards bus service enhancements and cycle hire should be secured. Further consideration is needed regarding walking and cycling environment. BLE safeguarding, CLP DSP and Travel Plan must be robustly secured.
- Sustainable Development: A WLC report must be provided and additional information regarding energy strategy and circular economy is required.
- Environmental Issues: Additional consideration should be given regarding tree retention and lighting strategy to the adjacent SINC. A policy compliant Flood Risk Assessment, surface water drainage strategy is required as well as consideration of water refuse within the buildings to reduce consumption of water across the site.

Officer response: The applicant has submitted further information to address the comments made by the GLA. This includes further information on the consultation carried out with the local residents and additional information relating to trees, air quality, overheating, energy, whole life cycle and a revised Flood Risk Assessment.

465. Transport for London have made the following comments:

- The proposed development should support the delivery of the OKR Healthy Streets scheme via an appropriate design/layout and a S278 agreement with TfL;
- Contributions towards bus service enhancements and cycle hire should be secured;
- Further thought is needed on the walking and cycling environment and in particular of the estate road. TfL's preference would be for the provision of a dedicated footway of suitable width and design. The applicant could consider a narrow central strip of cycle-friendly surface material to be used within the carriageway space.
- The BLE safeguarding condition should be secured if planning permission is granted for this development.

Officer response: The s278 works requested have not currently been agreed by the

applicant and would be subject to further discussions. Contributions towards bus and cycle hire services would be secured by the Unilateral Undertaking. Cycle parking and the detailed design of the estate road would be subject to a planning condition and can incorporate the narrow central strip for cyclists as suggested. The BLE safeguarding condition has been attached to the draft decision notice.

466. Metropolitan Police: Comments made.

Confirm that a meeting with the design team was held at which the principles of Secured by Design were discussed. It is encouraging to see that the designers have considered Secured by Design. Continued liaison with a designing out crime officer will enhance this.

The design of the development has considered opportunity for natural surveillance, incorporates excellent lines of site and the development should 'activate' this area. These are all excellent crime prevention measures.

The ground floor footprint has also been designed in such a way that there are no alcoves or secluded areas that are often crime and ASB generators. This, again, is extremely positive in relation to crime prevention.

Due to the number of residential units within this development, compartmentalisation of the residential buildings for security purposes will be necessary. Each floor should only be able to be accessed by persons who live on that floor or legitimate visitors to that floor. The stair core should also be secured to allow egress from the building but preventing unrestricted access to each floor. Compartmentalisation can be achieved on this development by the inclusion of a 'smart lift' and access controlled doors on the stair core at each floor or by creating a secure lift and stair core lobby on each individual floor within the development.

This development is suitable to achieve Secured By Design accreditation, and in order to assist the development with achieving Secured By Design standards. Recommend that a Secured by Design condition be applied if planning permission is granted.

Officer response: The requested condition has been included on the draft decision notice and it is expected that the outstanding design measures requested by the Secured by Design officer will be submitted as part of the condition discharge.

467. TfL Bakerloo Line extension safeguarding: Comments made.

Confirm that this application relates to land within the limits of land subject to consultation by the BLE Safeguarding Direction.

The degree of development is substantial enough that it will require foundations that may conflict with proposed running tunnels of the BLE. The applicant has undertaken an assessment to establish an outline foundation design. This is based on a raft foundation for proposed building B3, which sits directly above the running tunnels. In relation to building B3 TfL are satisfied the details provide adequate assurances that a workable foundation design is possible. Consideration has also been given to

proposed buildings B2 & B4, which would sit on the existing foundations of the previous buildings, and are within or abut the BLE safeguarded zone.

In addition, TfL consider it necessary to understand how buildings B2 & B4 will be constructed to protect against any noise and vibration transfer, from the BLE tunnels. This is because the existing buildings have substantial piled foundations, and it would seem rational to reuse these as it is an efficient and environmentally friendly way of construction.

As such to ensure the final foundation design for buildings B2, B3, B4 are compatible with the BLE Safeguarding, TfL have recommended a condition to be attached requiring detailed design and construction method statements to be submitted.

Officer response: The requested condition has been included on the draft decision notice.

468. London Fire Brigade: No further observations.

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have no further observations to make. It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.

Officer response: Noted.

469. Health and Safety Executive: Satisfied with information provided.

HSE is satisfied with the information provided with the application (including the fire statement).

This substantive response provides fire safety advice to the local planning authority. It's based on the information provided as it relates to land use planning. It takes into account any fire safety information from section 9 of the fire statement form (where it relates to land use planning).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent
- London Plan policy compliance

Officer response: Noted.

470. Historic England (HE):

The development site is in close proximity to several conservation areas and listed buildings. Our advice in this letter relates primarily to the Grade II listed complex of former almshouses, which are the main focus of the Caroline Gardens Conservation Area. The Licensed Victualler's Asylum was founded in 1827, consisting of a grand U-shaped block of houses and a central chapel as its focal point, built to the designs of Henry Rose. The design and planning of the almshouses provides a relatively enclosed setting, which has been undermined by previous tall building development. The setting of the almshouses, particularly stretches of unbroken roofline, contribute to the ability to appreciate their architectural qualities.

The application proposes the redevelopment of the Ledbury Estate, with the removal of four large post-war housing blocks across two sites. These would be replaced by new buildings of up to 14 storeys (49m AOD) in height on Site A and 22 storeys (79m AOD) in height on Site B. The latter is significantly taller than the existing buildings on the site and would consequently result in a larger zone of visual influence.

The proposals for Site A are of a more comparable scale to the existing block, but is of greater concern to us in this case. The uppermost storeys of the existing Bromyard House are already visible in the setting of the former almshouses and detract from the ability to appreciate significance. However, the proposed development in its place would be taller and in closer proximity to the almshouses, resulting in a much more pronounced challenge to the primacy of the chapel in its setting. This would result in increased harm to the listed building and conservation area.

HE consider that the impact on the Caroline Gardens has not been fully illustrated in the application documents. Whilst north-northwest views are already compromised by the Ledbury Estate itself and by more recently consented tall buildings to the north, this is less so the case when looking directly west, where the setting is better preserved. Views on axis with the Asylum Chapel are arguably among the most important to appreciating the significance of the listed building and conservation area, as their focal point, and have not been illustrated in the TVIA.

The present planting to the forecourt has eroded the intended axial emphasis to some degree, but original design intent of the landscaping (as historic maps and illustrations indicate) could be reclaimed in future.

It is disappointing that this impact does not appear to have informed the design of the proposed redevelopment, particularly in light of the desirability of enhancing significance and the importance of heritage in the design process, which are clearly expressed in relevant policy. We recommend that a further verified view is therefore required in order to sufficiently understand the impact on the historic environment. A redistribution of the massing across the site or sites may enable this impact to be avoided and would represent a heritage benefit.

Finally, we also recommend that the impact on the nearby listed Clifton Crescent is also tested. The proposed development may appear prominently in the setting of this landmark building when viewed from the south east entrance to Brimington Park.

Officer response: An additional verified wireline is overlaid onto the current view, with the existing retained in the image, shows how the proposed building would appear marginally taller within the background of the Asylum buildings residential range. It would remain to one side of the chapel building, reaching as high as the lower portion of the cupola.

Whilst it is acknowledged that the visual prominence of the building would increase slightly, it is important to judge the effect of the proposed change to the baseline position. Bromyard House as it is currently formed punctuates the parapet line of the residential range, indicating the long established post-C19 built context in the surroundings of Caroline Gardens. The quality of the existing Bromyard House building is poor, the materiality presents an insufficient contrast to be read clearly, and therefore creates a jarring juxtaposition with the London stock brick ranges. Additionally, the existing, proposed and cumulative buildings also feature as a characteristic of the modern background of the listed building and the conservation area.

The new building will introduce high-quality architecture into the background of this main frontage. The slight increase in the ability to see a building in the background, compared to the existing ability to see Bromyard House makes no change to the ability to read the Asylum buildings as a complete and contained design of the early C19. The chapel, with its prominent portico and pediment, would remain the most notable and prominent feature in the view, through its articulation and robustness of classical architectural design.

471. Natural England: No comments.

Officer response: Noted.

472. Environment Agency: No objection.

Officer response: Noted.

473. Conservation Areas Advisory Group (CAAG):

This project involves the replacement of the structurally unsound quartet of fifteen-storey towers that comprise the present Ledbury Estate on either side of Bird in Bush Park.

The panel noted that the Bakerloo Line extension is not now to proceed in the foreseeable future. They were therefore disappointed to see a new scheme for high rise homes here, albeit replacing failed high rise social housing blocks. Less high and less dense housing would be better as social housing and more appropriate on this site in the CA. Whilst the panel accepted that the scheme was an improvement on the existing buildings that are to be demolished on the two sites, they thought the proposed development a great disappointment and a missed opportunity for some re-planning of the immediate area. They noted that the very high-density scheme proposed on the larger site was in stark contrast to the very spread-out low-rise buildings behind the park and both development sites.

The CAAG group felt the project could be significantly improved with greater attention on how this scheme met the Old Kent Road and major thoroughfare for Southwark

that has been significantly degraded architecturally in the Post-War era. This project should rise to the exciting urban challenge of re-connecting and enhancing the fabric of Old Kent Road frontages. The ground level retail units are small and unconvincing. The well documented Victorian and Edwardian townscape on the Old Kent Road was characterized by energetic civic and commercial buildings. For this key, open corner of the Old Kent Road and Commercial Way the CAAG group hoped and more architecturally ambitious mixed use building could be proposed here. The group felt that the block facing the Old Kent Road was the weakest part of this proposal. Consider livelier brick and terracotta work – more vigorous architectural detail. Surely a beautiful, landmark, building is required to this corner? The nearby ‘Rouge-Gothic’ Victorian Church offers some lively inspiration?

The axonometric view of the proposed scheme in the D&A statement showed the stark contrast in general density between the two sites and their surroundings. It also highlighted the council’s failure to plan on a larger scale to allow a scheme that would avoid the need for very high buildings here. Such an approach would also provide a development that is less out of scale with its immediate surroundings and acknowledge the greatly reduced height and character of the nearby period buildings, particularly those on the south side of Commercial Way.

Notwithstanding, the panel thought the high-rise tower the best of the proposed buildings architecturally. Members were particularly disappointed by the buildings on the street frontages. These were thought unimaginative, heavy and bland in character and failed to take the opportunity to make any celebration of the corner. A lighter and more joyful architecture was called for. Building along the street frontage was welcomed but it would benefit from being set back a little more to allow a boulevard approach to the roads. Lighter and more active frontages were needed too. Use of more colourful, perhaps polychrome, brickwork was suggested here.

An avenue of trees around the site frontages along both Old Kent Road and Commercial Way, supplementing the three remaining existing trees, would help greatly. The landscape proposals indicate no new trees, just retention of the few existing ones and appear impractical in that the section shows a pathway that is half green, with exposed narrow green strips along the elevation, and a rain garden. The panel thought it unlikely that TfL would agree to maintain a rain garden or that it would be permeable. The landscaping of a site like this is important and the seemingly schematic, undeveloped proposals as shown were thought bland and unimaginative. Information on tree, shrub and herbaceous species to be planted is needed. In particular, the area around the base of the tower, euphemistically described as a “pedestrian carpet”, seemed destined to become a grey windswept space. Good quality materials, planting and imaginative urban landscape design are needed throughout the scheme in order to create a place people will wish to live in.

Officer response: The proposed heights are considered acceptable, taking account of the existing 14 storey height of the existing buildings and is not felt to have any harmful impact on the setting of nearby conservation areas and listed buildings. One tall building (22 storeys) is proposed on the Old Kent Road site and this is considered to sit comfortably within the existing and proposed context considering the Opportunity Area designation. The Bromyard site would include a 14 storey building which would be of a similar height to the existing. 136 new trees are proposed as part of the new landscape which include some mature trees.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site History file : 2434-B Application File 22/AP/0554 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5513 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policies
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	Kiran Chauhan, Team Leader Old Kent Road Team	
Version	Final	
Dated	24 May 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team		24 May 2022

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	Mr James Masini London Borough of Southwark	Reg. Number	22/AP/0554
Application Type	Local Authority Development	Case Number	2434-B
Recommendation	GRANT permission		

Draft of Decision Notice**Planning permission is GRANTED for the following development:**

The redevelopment of the Ledbury Estate involving the demolition of Bromyard House, Skenfirth House, Sarnsfield House and Peterchurch House and the erection of 6 blocks ranging in height from 5 to 22 storeys (max 79.34m AOD) to provide 340 new homes (including 224 replacement homes), provision of Class E space fronting Old Kent Road at ground floor level, together with reprovision of the tenants & residents association hall and multi-use games area, access, servicing, car parking, cycle parking, cycle storage, plant, play and open space and landscaping.

The Ledbury Estate Commercial Way and Old Kent Road London Southwark

Permission is subject to the following Approved Plans Condition:

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

0000 SERIES - SITE

564-KCA-XX-XX-DR-A-0001-P Proposed Site Location Plan 1:1250 A1 P00
 564-KCA-XX-XX-DR-A-0002-P Existing Site Location Plan 1:1250 A1 P00
 564-KCA-XX-00-DR-A-0003-P Existing Site Demolition Plan 1:1000 A1 P01
 564-KCA-AX-XX-DR-A-0003-P Site Boundary AX Bromyard - Demolition Plan 1:250 A1 P00
 564-KCA-BX-XX-DR-A-0004-P Site Boundary BX Old Kent Road - Demolition Plan 1:250 A1 P00

1000 SERIES - ILLUSTRATIVE PLANS

564-KCA-AX-00-DR-A-1000-P Plot A - Proposed Floor Plan - L00 1:250 A1 P01
 564-KCA-AX-01-DR-A-1001-P Plot A - Proposed Floor Plan - L01 1:250 A1 P00
 564-KCA-AX-04-DR-A-1002-P Plot A - Proposed Floor Plan - L02 1:250 A1 P02

564-KCA-AX-07-DR-A-1003-P Plot A - Proposed Floor Plan - L03 1:250 A1 P00
 564-KCA-AX-04-DR-A-1004-P Plot A - Proposed Floor Plan - L04 1:250 A1 P00
 564-KCA-AX-05-DR-A-1005-P Plot A - Proposed Floor Plan - L05 1:250 A1 P00
 564-KCA-AX-06-DR-A-1006-P Plot A - Proposed Floor Plan - L06 - 13 1:250 A1 P00
 564-KCA-AX-14-DR-A-1007-P Plot A - Proposed Roof Plan 1:250 A1 P01
 564-KCA-BX-00-DR-A-1000-P Plot B - Proposed Floor Plan - L00 1:250 A1 P01
 564-KCA-BX-01-DR-A-1001-P Plot B - Proposed Floor Plan - L01 1:250 A1 P00
 564-KCA-BX-02-DR-A-1002-P Plot B - Proposed Floor Plan - L02 1:250 A1 P00
 564-KCA-BX-03-DR-A-1003-P Plot B - Proposed Floor Plan - L03 1:250 A1 P00
 564-KCA-BX-04-DR-A-1004-P Plot B - Proposed Floor Plan - L04 1:250 A1 P00
 564-KCA-BX-05-DR-A-1005-P Plot B - Proposed Floor Plan - L05 1:250 A1 P00
 564-KCA-BX-06-DR-A-1006-P Plot B - Proposed Floor Plan - L06 1:250 A1 P00
 564-KCA-BX-07-DR-A-1007-P Plot B - Proposed Floor Plan - L07 1:250 A1 P00
 564-KCA-BX-08-DR-A-1008-P Plot B - Proposed Floor Plan - L08-21 1:250 A1 P00
 564-KCA-BX-22-DR-A-1009-P Plot B - Proposed Roof Terrace Plan 1:250 A1 P01
 564-KCA-BX-22-DR-A-1010-P Plot B - Proposed Lift Overrun Plan 1:250 A1 P01

1100 SERIES - PLANS

564-KCA-A1-00-DR-A-1100-P Block A1 - Proposed Floor Plan - L00 1:100 A1 P01
 564-KCA-A1-01-DR-A-1101-P Block A1 - Proposed Floor Plan - L01-05 1:100 A1 P00
 564-KCA-A1-06-DR-A-1102-P Block A1 - Proposed Roof Plan 1:100 A1 P01
 564-KCA-A2-00-DR-A-1100-P Block A2 - Proposed Floor Plan - L00 1:100 A1 P02
 564-KCA-A2-01-DR-A-1101-P Block A2 - Proposed Floor Plan - L01 1:100 A1 P00
 564-KCA-A2-02-DR-A-1102-P Block A2 - Proposed Floor Plan - L02 1:100 A1 P00
 564-KCA-A2-03-DR-A-1103-P Block A2 - Proposed Floor Plan - L03 1:100 A1 P00
 564-KCA-A2-04-DR-A-1104-P Block A2 - Proposed Floor Plan - L04 1:100 A1 P00
 564-KCA-A2-05-DR-A-1105-P Block A2 - Proposed Floor Plan - L05 1:100 A1 P00
 564-KCA-A2-06-DR-A-1106-P Block A2 - Proposed Floor Plan - L06-13 1:100 A1 P00
 564-KCA-A2-14-DR-A-1107-P Block A2 - Proposed Roof Plan 1:100 A1 P01
 564-KCA-B1-00-DR-A-1100-P Block B1 - Proposed Floor Plan - L00 1:100 A1 P01
 564-KCA-B1-01-DR-A-1101-P Block B1 - Proposed Floor Plan - L01-05 1:100 A1 P00
 564-KCA-B1-01-DR-A-1102-P Block B1 - Proposed Floor Plan - L06-07 1:100 A1 P00
 564-KCA-B1-08-DR-A-1103-P Block B1 - Proposed Roof Plan 1:100 A1 P00 P01
 564-KCA-B2-00-DR-A-1100-P Block B2 - Proposed Floor Plan - L00 1:100 A1 P01
 564-KCA-B2-01-DR-A-1101-P Block B2 - Proposed Floor Plan - L01 1:100 A1 P01
 564-KCA-B2-02-DR-A-1102-P Block B2 - Proposed Floor Plan - L02-04 1:100 A1 P01
 564-KCA-B2-05-DR-A-1103-P Block B2 - Proposed Floor Plan - L05 1:100 A1 P01
 564-KCA-B2-06-DR-A-1104-P Block B2 - Proposed Roof Plan 1:100 A1 P01
 564-KCA-B3-00-DR-A-1100-P Block B3 - Proposed Floor Plan - L00 - Core 1 & 2
 1:100 A1 P03
 564-KCA-B3-00-DR-A-1101-P Block B3 - Proposed Floor Plan - L00 - Core 3 1:100
 A1 P03
 564-KCA-B3-01-DR-A-1102-P Block B3 - Proposed Floor Plan - L01-05 - Core 1 & 2
 1:100 A1 P01
 564-KCA-B3-01-DR-A-1103-P Block B3 - Proposed Floor Plan - L01-05 - Core 3
 1:100 A1 P01
 564-KCA-B3-07-DR-A-1104-P Block B3 - Proposed Roof Plan - Core 1 & 2 1:100 A1
 P01
 564-KCA-B3-07-DR-A-1105-P Block B3 - Proposed Roof Plan - Core 3 1:100 A1 P01

564-KCA-B4-B1-DR-A-1099-P Block B4 - Proposed Basement Plan - B1 1:100 A1 P00
 564-KCA-B4-00-DR-A-1100-P Block B4 - Proposed Floor Plan - L00 1:100 A1 P00
 564-KCA-B4-01-DR-A-1101-P Block B4 - Proposed Floor Plan - L01-06 1:100 A1 P00
 564-KCA-B4-07-DR-A-1102-P Block B4 - Proposed Floor Plan - L07-21 1:100 A1 P00
 564-KCA-B4-22-DR-A-1103-P Block B4 - Proposed Roof Terrace Plan 1:100 A1 P01
 564-KCA-B4-23-DR-A-1104-P Block B4 - Proposed Lift Overrun Plan 1:100 A1 P01

1500 SERIES - UNITS PLANS

564-KCA-A1-XX-DR-A-1500-P Unit Types 1B2P-A1-01 & 2B4P-A1-01 1:50 A1 P00
 564-KCA-A2-XX-DR-A-1500-P Unit Type 5B9P-A2-01 1:50 A1 PP01
 564-KCA-A2-XX-DR-A-1501-P Unit Type 4B8P-A2-01 1:50 A1 P01
 564-KCA-A2-XX-DR-A-1502-P Unit Type 4B7P-A2-01 1:50 A1 P01
 564-KCA-A2-XX-DR-A-1503-P Unit Type 3B5P-A2-01 1:50 A1 P01
 564-KCA-A2-XX-DR-A-1504-P Unit Type 3B6P-A2-01 1:50 A1 P00
 564-KCA-A2-XX-DR-A-1505-P Unit Types 1B2P-A2-01 & 2B4P-A2-02 1:50 A1 P00
 564-KCA-A2-XX-DR-A-1506-P Unit Types 2B4P-A2-01 1:50 A1 P00
 564-KCA-B1-XX-DR-A-1500-P Unit Types 1B2P-B1-01 & 1B2P-B1-02 1:50 A1 P01
 564-KCA-B1-XX-DR-A-1501-P Unit Types 2B4P-B1-01 & 1B2P-B1-03 1:50 A1 P00
 564-KCA-B1-XX-DR-A-1502-P Unit Type 2B4P-B1-02 & 2B4P-B1-03 1:50 A1 P00
 564-KCA-B1-XX-DR-A-1503-P Unit Type 2B3P-B1-02 1:50 A1 P00
 564-KCA-B2-XX-DR-A-1500-P Unit Type 1B2P-B2-01 1:50 A1 P01
 564-KCA-B2-XX-DR-A-1501-P Unit Type 1B2P-B2-02 1:50 A1 P00
 564-KCA-B2-XX-DR-A-1502-P Unit Type 1B2P-B2-03 1:50 A1 P01
 564-KCA-B2-XX-DR-A-1503-P Unit Type 3B4P-B2-01 1:50 A1 P01
 564-KCA-B2-XX-DR-A-1504-P Unit Types 1B2P-B2-04 & 1B6P-B2-05 1:50 A1 P01
 564-KCA-B2-XX-DR-A-1505-P Unit Type 3B6P-B2-01 1:50 A1 P00
 564-KCA-B3-XX-DR-A-1500-P Unit Type 2B3P-B3-01 1:50 A1 P01
 564-KCA-B3-XX-DR-A-1501-P Unit Type 2B4P-B3-01 1:50 A1 P01
 564-KCA-B3-XX-DR-A-1502-P Unit Type 2B4P-B3-02 1:50 A1 P01
 564-KCA-B3-XX-DR-A-1503-P Unit Types 1B2P-B3-01 & 1B2P-B3-02 1:50 A1 P00
 564-KCA-B3-XX-DR-A-1504-P Unit Types 3B6P-B3-01 & 3B6P-B3-02 1:50 A1 P01
 564-KCA-B3-XX-DR-A-1505-P Unit Types 3B6P-B3-03 & 3B6P-B3-04 1:50 A1 P00
 564-KCA-B3-XX-DR-A-1506-P Unit Types 3B6P-B3-05 & 3B6P-B3-06 1:50 A1 P00
 564-KCA-B4-XX-DR-A-1500-P Unit Types 3B6P-B4-01 & 2B4P-B4-01 1:50 A1 P00
 564-KCA-B4-XX-DR-A-1501-P Unit Type 1B2P-B4-01 1:50 A1 P00

2000 SERIES - SITE SECTIONS

564-KCA-AX-ZZ-DR-A-2000-P Plot A - Existing Site Sections 1:200 A1 P00
 564-KCA-AX-ZZ-DR-A-2001-P Plot A - Proposed Site Sections 1:200 A1 P00
 564-KCA-BX-ZZ-DR-A-2000-P Plot B - Existing Site Sections 1:200 A1 P00
 564-KCA-BX-ZZ-DR-A-2001-P Plot B - Proposed Site Sections AA 1:200 A1 P00
 564-KCA-BX-ZZ-DR-A-2002-P Plot B - Proposed Site Section BB 1:200 A1 P00

2100 SERIES - BLOCK SECTIONS

564-KCA-A1-ZZ-DR-A-2100-P Block A1 - Proposed Section AA 1:100 A1 P00
 564-KCA-A1-ZZ-DR-A-2101-P Block A1 - Proposed Section BB 1:100 A1 P00
 564-KCA-A2-ZZ-DR-A-2100-P Block A2 - Proposed Section AA 1:100 A1 P00
 564-KCA-A2-ZZ-DR-A-2101-P Block A2 - Proposed Section BB 1:100 A1 P00
 564-KCA-B1-ZZ-DR-A-2100-P Block B1 - Proposed Section AA 1:100 A1 P00

564-KCA-B1-ZZ-DR-A-2101-P Block B1 - Proposed Section BB 1:100 A1 P00
 564-KCA-B2-ZZ-DR-A-2100-P Block B2 - Proposed Section AA 1:100 A1 P00
 564-KCA-B2-ZZ-DR-A-2101-P Block B2 - Proposed Section BB 1:100 A1 P00
 564-KCA-B3-ZZ-DR-A-2100-P Block B3 - Proposed Section AA 1:100 A1 P00
 564-KCA-B3-ZZ-DR-A-2101-P Block B3 - Proposed Section BB 1:100 A1 P00
 564-KCA-B4-ZZ-DR-A-2100-P Block B4 - Proposed Section AA 1:100 A1 P00
 564-KCA-B4-ZZ-DR-A-2101-P Block B4 - Proposed Section BB 1:100 A1 P00

3000 SERIES - SITE ELEVATIONS

564-KCA-AX-ZZ-DR-A-3000-P Plot A - Existing Site Elevations 1:200 A1 P00
 564-KCA-AX-ZZ-DR-A-3001-P Plot A - Existing Site Elevations 1:200 A1 P00
 564-KCA-AX-ZZ-DR-A-3002-P Plot A - Proposed Site Elevations 1:200 A1 P01
 564-KCA-AX-ZZ-DR-A-3003-P Plot A - Proposed Site Elevations 1:200 A1 P01
 564-KCA-BX-ZZ-DR-A-3000-P Plot B - Existing Site Elevations 1:200 A1 P00
 564-KCA-BX-ZZ-DR-A-3001-P Plot B - Existing Site Elevations 1:200 A1 P00
 564-KCA-BX-ZZ-DR-A-3002-P Plot B - Proposed Site Elevations 1:200 A1 P01
 564-KCA-BX-ZZ-DR-A-3003-P Plot B - Proposed Site Elevations 1:200 A1 P01
 564-KCA-BX-ZZ-DR-A-3004-P Plot B - Proposed Site Elevations 1:200 A1 P01
 564-KCA-BX-ZZ-DR-A-3005-P Plot B - Proposed Site Elevations 1:200 A1 P01

3100 SERIES - BLOCK ELEVATIONS

564-KCA-A1-ZZ-DR-A-3100-P Block A1 - Proposed North & South Elevations 1:100 A1 P02
 564-KCA-A1-ZZ-DR-A-3101-P Block A1 - Proposed East & West Elevations 1:100 A1 P03
 564-KCA-A2-ZZ-DR-A-3100-P Block A2 - Proposed North Elevation 1/2 1:100 A1 P03
 564-KCA-A2-ZZ-DR-A-3101-P Block A2 - Proposed East Elevation 1:100 A1 P03
 564-KCA-A2-ZZ-DR-A-3102-P Block A2 - Proposed South Elevation 1/2 1:100 A1 P03
 564-KCA-A2-ZZ-DR-A-3103-P Block A2 - Proposed West Elevation 1/2 1:100 A1 P03
 564-KCA-A2-ZZ-DR-A-3104-P Block A2 - Proposed North Elevation 2/2 1:100 A1 P02
 564-KCA-A2-ZZ-DR-A-3105-P Block A2 - Proposed South Elevation 2/2 1:100 A1 P02
 564-KCA-A2-ZZ-DR-A-3106-P Block A2 - Proposed West Elevation 2/2 1:100 A1 P02
 564-KCA-B1-ZZ-DR-A-3100-P Block B1 - Proposed East Elevation 1:100 A1 P02
 564-KCA-B1-ZZ-DR-A-3101-P Block B1 - Proposed South Elevation 1:100 A1 P02
 564-KCA-B1-ZZ-DR-A-3102-P Block B1 - Proposed North Elevation 1:100 A1 P02
 564-KCA-B1-ZZ-DR-A-3103-P Block B1 - Proposed West Elevation 1:100 A1 P02
 564-KCA-B2-ZZ-DR-A-3100-P Block B2 - Proposed North-West Elevation 1:100 A1 P02
 564-KCA-B2-ZZ-DR-A-3101-P Block B3 - Proposed South-East Elevation 1:100 A1 P02
 564-KCA-B2-ZZ-DR-A-3102-P Block B4 - Proposed South-West & North-East Elevation 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3100-P Block B3 - Proposed North-East Elevation 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3101-P Block B3 - Proposed North-East Courtyard Elevation 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3102-P Block B3 - Proposed North-West Elevation 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3103-P Block B3 - Proposed South-East Elevation 1:100 A1 P02

564-KCA-B3-ZZ-DR-A-3104-P Block B3 - Proposed South-West Elevation 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3105-P Block B3 - Proposed Core 2 Elevations 1/2 1:100 A1 P02
 564-KCA-B3-ZZ-DR-A-3106-P Block B3 - Proposed Core 2 Elevations 2/2 1:100 A1 P02
 564-KCA-B4-ZZ-DR-A-3100-P Block B4 - Proposed North & South Elevations 1:200 A1 P02
 564-KCA-B4-ZZ-DR-A-3101-P Block B4 - Proposed East & West Elevations 1:200 A1 P02

4000 SERIES - DETAILS

564-KCA-A1-ZZ-DR-A-4000-P Block A1 - Typical Façade Details 1:50 A1 P00
 564-KCA-A2-ZZ-DR-A-4000-P Block A2 - Typical Façade Details - Maisonettes 1:50 A1 P00
 564-KCA-A2-ZZ-DR-A-4001-P Block A2 - Typical Façade Details - Tower 1:50 A1 P00
 564-KCA-B1-ZZ-DR-A-4000-P Block B1 - Typical Façade Details 1:50 A1 P00
 564-KCA-B2-ZZ-DR-A-4000-P Block B2 - Typical Façade Details 1:50 A1 P00
 564-KCA-B3-ZZ-DR-A-4000-P Block B3 - Typical Façade Details 1:50 A1 P00
 564-KCA-B4-ZZ-DR-A-4000-P Block B4 - Typical Façade Details 1:50 A1 P00
 564-KCA-XX-XX-DR-A-4000-P External Material Palette N/A A1 P02
 564-KCA-XX-XX-DR-A-4001-P External Material Palette - Plot A N/A A1 P01
 564-KCA-XX-XX-DR-A-4002-P External Material Palette - Plot B N/A A1 P01

8000 SERIES - AREA SCHEDULE

564-KCA-AX-ZZ-DR-A-8000-P Plot A - Proposed Unit Key 1:500 A1 P00
 564-KCA-AX-ZZ-DR-A-8001-P Plot A - Proposed GIA 1:500 A1 P00
 564-KCA-AX-ZZ-DR-A-8002-P Plot A - Proposed Tenure Key 1:500 A1 P00
 564-KCA-AX-ZZ-DR-A-8003-P Plot A - Wheelchair Unit Key 1:500 A1 P00
 564-KCA-BX-ZZ-DR-A-8000-P Plot B - Proposed Unit Key 1:1250 A1 P00
 564-KCA-BX-ZZ-DR-A-8001-P Plot B - Proposed GIA 1:1250 A1 P00
 564-KCA-BX-ZZ-DR-A-8002-P Plot B - Proposed Tenure Key 1:1250 A1 P00
 564-KCA-BX-ZZ-DR-A-8003-P Plot B - Wheelchair Unit Key 1:1250 A1 P00

DESIGN & ACCESS STATEMENT

564-KCA-XX-XX-RP-A-0700-DAS Design and Access Statement A3 P02

ACCOMMODATION SCHEDULE

564-KCA-XX-XX-SA-A-0101-ARE Planning Unit Types A4 P01
 564-KCS-XX-XX-SA-A-0102-ARE Hab Rooms over 28m² A4 P00

PLANTING PLANS

Planting plan 058-140_Rev04

Planting plan 058-100_Rev05

Planning Statement

Transport Assessment

Delivery and Service Plan

Parking Management plan

Operational waste management strategy

Residential Travel Plan
 Whole life cycle assessment plus assessment template
 GLA Planning Response
 Historic England consultation response
 Response to TfLs transport comments
 Archaeological Assessment
 Archaeological watching brief
 Bromyard Landscape report rev A
 Old Kent Road landscape report
 GLA XC02 Air Quality response
 GLA XC02 Energy response
 Energy memo SAP DER TER
 Overheating in new home tool
 Flood and Drainage response
 FRA Planning Response
 Flood Risk assessment
 Lighting report rev B
 Daylight report plus map of daylight properties
 Arboricultural Report
 Block A1, A2, B1 MEP services P1
 Ledbury estate Plant noise guidance
 Existing and proposed highway plans 21074-LHE-ZZ-XX-DR-C-HW-01-P1, 02-P1, 05-P3, 06-P2, 07-P3, 08-P2.
 HTVIA plus HTVIA addendum
 Net Gain assessment
 Metric 3.0 Calculation tool
 Financial Viability Assessment plus summary
 Be Seen spreadsheet
 Wind report
 Health impact assessment
 Equalities Impact Assessment
 Revised Fire Statement rev 3
 Energy statement
 Engagement summary for consultation charter
 Ecological appraisal
 Digital connectivity statement
 Contamination Phase 1 reports plus letter
 Circular economy reports
 BLE tunnel assessment
 Basement Impact Assessment
 Air quality assessment
 Utilities statement
 Sustainability statement
 Statement of community involvement
 Noise assessment
 CiL forms

Reason:

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

Permission is subject to the following Time Limit:

Time Limit

1. The development hereby granted 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. Bakerloo Line Extension

None of the development associated to buildings B2, B3 & B4 or land above the BLE safeguarded areas hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures or works below ground level, including piling, any other temporary or permanent installations and ground investigations have been submitted to and approved in writing by the Local Planning Authority following consultation with Transport for London by the Local Planning Authority, which:

- I. Accommodate the proposed location of the Bakerloo line extension tunnels, structures, infrastructure (including stations and station infrastructure) and any temporary works in the vicinity of the site,
- II. Accommodate ground movement arising from the construction thereof,
- III. Mitigate the effects of noise and vibration arising from the operation of the Bakerloo line extension within its tunnels and other structures on buildings B2, B3 & B4.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures, foundations, installations and works comprised within the development hereby permitted which are required by this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied or is otherwise opened for public use. No variations to the approved design and method statements shall be made unless they are minor and non-material and are agreed in writing by the Local Planning in consultation with Transport for London.

3. Archaeological Evaluation (Old Kent Road site only)

Before any work hereby authorised begins, excluding demolition to slab level, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the

Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

4. **Archaeological Mitigation (Old Kent Road site only)**

Before any work hereby authorised begins, excluding demolition to slab level, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

5. **Archaeological Pre-commencement Foundation and Basement Design (Old Kent Road site only)**

Before any work, hereby authorised, excluding demolition to basement level, archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

6. **Tree Protection Measures**

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) The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Tree Protection Plan. 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.
- c) If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of equivalent stem girth and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

7. **Site Contamination**

Prior to the commencement of any development, excluding demolition:

- a) A detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
- b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.
- c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it

shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2021.

8. **Construction Environmental Management Plan (CEMP) - pre approval**

No development shall take place, including any works of demolition, until a written 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.
- 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 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,
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

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 Southwark Plan 2022 policies P50 ('Highways impacts') and P56 ('Protecting amenity'), policy T4 ('Assessing and mitigating transport impacts') of the London Plan 2021 and the National Planning Policy Framework (2021).

Permission is subject to the following Above-Grade Condition(s)

9. Archaeological Reporting (Old Kent Road site only)

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their

completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

10. **Tree Planting**

"Prior to works commencing, full details of all proposed tree planting, detailing the location of trees with a combined stem girth of a minimum of 1,339cm shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

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

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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; 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; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

11. **Hard and Soft Landscaping**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and any roof-level amenity and child play spaces, shall be

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

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

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

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, policy D4 ('Delivering good design') of the London Plan 2021 and policies P13 ('Design of places'), P14 ('Design quality') and P59 ('Green infrastructure') of the Southwark Plan 2022.

12. New estate service road

Before any above grade work hereby authorised begins, detailed drawings of the proposed new estate service road shall be submitted to and approved in writing by the Local Planning Authority. The road 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 submitted details shall incorporate measures to ensure calm vehicle speeds and safe, comfortable and convenient pedestrian and cyclist movement.

Reason:

To encourage more sustainable and safe travel in accordance with The National Planning Policy Framework 2021 in accordance with P54 Car Parking of the Southwark Plan 2022.

13. Relocated Bromyard Cycle hanger

Before any above grade work hereby authorised begins, detailed drawings of the relocated Bromyard site cycle hanger shall be submitted for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be

carried out other in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2021; Policy T5 ('Cycling') of the London Plan 2021 and P53 ('Cycling') of the Southwark Plan 2022.

14. **GREEN ROOFS FOR BIODIVERSITY**

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:* biodiversity based with extensive substrate base (depth 80-150mm);* laid out in accordance with agreed plans; and* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

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; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

15. **Design mock ups**

In the carrying out of this permission, full scale mock-ups of façade panels to the approved elevations shall be presented on site and approved in writing by the Local Planning Authority before any construction work above grade for the relevant building in connection with this permission is carried out (excluding demolition); the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock up requirements must be agreed with the Local Planning Authority in advance of the mock ups being constructed and presented on

site.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

16. Materials Schedule and On-Site Presentation of Samples

Before any above grade work hereby authorised begins (excluding demolition):

- a) A materials schedule providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the LPA;
- b) Sample panels of facing materials and surface finishes for the elevations of this condition, each to be at least 1 square metre in surface area, shall be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021..

17. Bird/bat boxes

Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works. No less than 9 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 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.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

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

18. **Play spaces**

i) Before any above grade work hereby authorised begins within the public realm, the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All ground floor amenity and playspace within the development shall be available to all residential occupiers of the development in perpetuity.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2021, S4 of the London Plan 2021 and P15 of the Southwark Plan 2022.

19. **Wheelchair housing**

Prior to the commencement of works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to

the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 2) 'accessible and adaptable':- up to 90%

M4 (Category 3) 'wheelchair user dwellings'.- at least 10% to include the following units:

1B2P-B2-01

2B4P-A2-01

3B4P-B2-01

2B3P-B3-01

2B4P-B3-01

2B4P-B3-02

In order to ensure the development complies with P8 Wheelchair accessible and adaptable housing of the New Southwark Plan and D7 of the London Plan 2021.

20. **Digital Connectivity**

Prior to any above grade works, 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.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason: To comply with SI 6 of the London Plan 2021.

21. **Lifts**

Prior to commencement of works above grade, detailed drawings shall be submitted to demonstrate that a suitably-sized evacuation lift (in addition to a firefighting lift) can and will be provided in each residential core. Building B4 shall contain two such lifts. Once approved, the development shall be constructed in accordance with the approved drawings and maintained for as long as the development is occupied.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason: In order to comply with London Plan 2021 Policy D5 Inclusive Design.

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

22. **Car free marketing**

Prior to occupation, details of the marketing materials for sale and rental

properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as predominantly car free excluding the permitted designated wheelchair parking spaces and that new residents not requiring the permitted spaces should sign acknowledgement of the permit free status of their new home.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason

To ensure compliance with P54 of the New Southwark Plan 2022.

23. **Signage**

Prior to occupation of the relevant commercial unit, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with P14 of the Southwark Plan 2022.

24. **MUGA fencing**

Details of the MUGA fencing shall be submitted for approval prior to first use and installed as per the approval given. Any chain link fencing installed to surround the multi-use games areas shall be effectively supported vertical twin wire anti-rattle fencing.

Reason

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

25. **Circular economy**

Prior to the occupation, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

26. Whole life Cycle

Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan 2021.

27. External Lighting - pre-approval

Prior to occupation, details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing and installed as per the approval given.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2020). Information should include a bat-friendly lighting plan, including lighting specification using LED's (at 3 lux) at a recommended spectrum of 80% amber and 20% white with a clear view, no UV, and no horizontal light spread ideally less than 70° and timers in relevant parts of the site. A 3D plan of the illumination level should be submitted to enable assessment of the potential impact on protected species.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance,

in accordance with The National Planning Policy Framework 2021, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

28. **Parking Management Plan**

Prior to first occupation of any part of the development hereby consented, a detailed Parking Management Plan shall be submitted demonstrating that the parking provided as part of the proposed development is used in accordance with its purpose. The plan should also ensure that the parking spaces provided are used efficiently and correctly and to ensure that relevant controls are in place to inform appropriate parking behaviour.

Reason: In accordance with P54 Car Parking of the Southwark Plan 2022.

29. **ELECTRIC VEHICLE CHARGING POINTS**

Prior to first occupation of any residential units, the applicant shall submit plans to show delivery of all of car parking spaces as electric vehicle charging points. The development must be implemented in accordance with the approval given.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2021 in accordance with P54 Car Parking of the Southwark Plan 2022.

30. **Cycle Storage Facilities**

Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved drawings, 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 approved cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out other in accordance with any such approval given.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2021; Policy T5 ('Cycling') of the

London Plan 2021 and P53 ('Cycling') of the Southwark Plan 2022.

31. **Muga and TRA Hall**

Prior to first occupation of the Muga and TRA hall, details of how to book the facility, including details of how the facility would be publicised to the wider community, be submitted and approved in writing. Once approved, the details shall be in force for as long as the facilities are open.

Reason: To comply with P47 Community uses of the New Southwark Plan.

32. **Secured by Design**

Prior to the first occupation of the units hereby approved, confirmation that Secured by Design certification for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021 and Southwark Plan 2022 policy P16 ('Designing out crime').

33. **Residential - Internal noise levels**

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

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

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

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 in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

34. Residential – Vertical sound transmission between potentially loud commercial and residential properties on new build

The habitable rooms within the development sharing a party ceiling/floor 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. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing 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 in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

35. Urban Greening Certification

a) Prior to first occupation of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.40

b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.40 has been met.

This condition can be discharged separately for the Bromyard Site (Site A) or the Old Kent Road Site (Site B).

Reason:

To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition(s)

36. Compliance with air quality assessment– ongoing compliance

Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment Report referenced 9.726 produced by XCO2 and dated February 2022.

Reason

To protect future occupiers from poor external air quality in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

37. Enhanced Horizontal sound transmission between residential units – ongoing compliance

The habitable rooms within the development sharing a party wall element with Plant rooms shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

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 adjacent premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

38. Plant Noise – ongoing compliance

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 or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

39. Protection from Vibration – ongoing compliance

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose

values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

40. Servicing hours

Any deliveries or collections to the development shall only be between the following hours:

06:00 - 22:00 Monday to Saturday
10:00 - 18:00 on Sundays and Bank Holidays.

Reason

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2021; Policy T7 ('Deliveries, Servicing and Construction') of the London Plan 2021 and policy P50 ('Highways Impacts') of the Southwark Plan 2022.

41. Hours of use

- a) The opening hours of the TRA hall use shall be limited to 07:00 – 23:00 daily.
- b) The opening hours of the Class E units shall be limited to 07:00 – 23:00 daily.
- c) The opening hours of the MUGA shall be limited to 07:00 – 21:00 daily.

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and Southwark Plan 2022 policy P56 ('Protection of amenity').

42. Fire Safety Strategy

The development hereby consented shall not be carried out other than in accordance with the approved London Plan Fire Safety Statement rev 3 (Prepared by BB7) dated 10 May 2022.

Reason:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2021, and;

Policy D12 ('Fire safety') of the London Plan 2021.

43. Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless as otherwise agreed in writing.

Reason: To ensure the development complies with the National Planning Policy Framework 2021 and Policy S1 2 of the London Plan 2021.

44. Provision and retention of refuse storage facilities

Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no 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: the National Planning Policy Framework 2021 and policies P56 ('Protection of amenity') and P62 '(Reducing waste') of the Southwark Plan 2022.

45. Travel plan

Before the first occupation of any part of the development hereby approved, the Travel Plan strategy shall be implemented and retained for as long as the development is occupied.

Reason: To comply with P50 Highway Impacts of the Southwark Plan 2022.

46. Restriction of Instatement of Roof Plant and Other Roof Structures

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this Decision Notice, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places')

and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

47. Restriction of Roofs For Use For Maintenance, Repair or Means of Escape Only

With the exception of the designated rooftop external amenity spaces and terraces depicted on the approved drawings, all areas of roof within the development hereby consented shall be used only for the purposes of maintenance, repair or means of escape, and shall not be as outdoor amenity space by the occupiers or users of the premises.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of overlooking and noise nuisance in accordance with: the National Planning Policy Framework 2021, policy P56 ('Protection of amenity') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

48. Restriction of Instatement of Appurtenances

With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be fixed or installed on the elevations of the building, unless otherwise approved by the LPA.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

Permission is subject to the following Special Condition(s)

49. BREEAM

(a) Before any fit out works to the Class E units hereby authorised begins, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating (unless otherwise agreed by the local planning authority) 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 6 months of 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 The National Planning Policy Framework 2021, Southwark Plan 2022 policy P69 ('Sustainability standards') and policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

50. **Arboricultural Site Supervision**

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

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

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

Informative:

Applicants should refer to the Bakerloo line extension Information for Developers available at <https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/bakerloo-line-extension>. TfL will provide further guidance in relation to the proposed location of the Bakerloo line extension structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Bakerloo line extension Safeguarding Manager in the course of preparing detailed design and method statements.

Signed: Stephen Platts

Director of Planning and Growth

Relevant planning policies

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The following chapters are relevant:

Chapter 2 Achieving sustainable development

Chapter 6 Building a strong, competitive economy

Chapter 7 Ensuring the vitality of town centres

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

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

Chapter 16 Conserving and enhancing the historic environment

New London Plan 2021 Policies

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

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

Policy SD1 Opportunity Areas

Policy SD6 Town centres and high streets

Policy SD7 Town centres: development principles and Development Plan Documents

Policy SD8 Town centre network

Policy SD9 Town centres: Local partnerships and implementation

Policy SD10 Strategic and local regeneration

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 D7 Accessible housing

Policy D8 Public realm

Policy D9 Tall buildings

Policy D10 Basement development

Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D14 Noise
 Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring of affordable housing
 Policy H8 Loss of existing housing and estate redevelopment
 Policy H10 Housing size mix
 Policy S1 Developing London's social infrastructure
 Policy E2 Providing suitable business space
 Policy E11 Skills and opportunities for all
 Policy HC1 Heritage conservation and growth
 Policy HC2 World Heritage Sites
 Policy HC3 Strategic and Local Views
 Policy HC4 London View Management Framework
 Policy G1 Green infrastructure
 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 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 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 T6.2 Office parking
 Policy T6.3 Retail parking
 Policy T6.5 Non-residential disabled persons parking
 Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets
 ST2 Southwark's Places
 SP1a Southwark's development targets
 SP1b Southwark's places
 SP1 Quality affordable homes
 SP3 Great start in life

SP4 Green and inclusive economy
 SP5 Thriving neighbourhoods and tackling health equalities
 SP6 Climate Change
 AV.13 Old Kent Road 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
 P16 Designing out crime
 P17 Tall buildings
 P18 Efficient use of land
 P20 Conservation areas
 P21 Conservation of the historic environment and natural heritage
 P22 Borough views
 P23 Archaeology
 P28 Access to employment and training
 P30 Office and business development
 P31 Affordable workspace
 P32 Small shops
 P35 Town and local centres
 P44 Broadband and digital infrastructure
 P45 Healthy developments
 P47 Community uses
 P49 Public transport
 P50 Highways impacts
 P51 Walking
 P53 Cycling
 P54 Car Parking
 P55 Parking standards for disabled people and the mobility impaired
 P56 Protection of amenity
 P57 Open space
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste
 P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy
 IP2 Transport infrastructure
 IP3 Community infrastructure levy and section 106 planning obligations.

Mayors SPD/SPGs

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

London View Management Framework (March 2012)

Planning for Equality and Diversity in London (October 2007)

The Mayor's Good Practice Guide to Estate Regeneration

Southwark SPDs/SPGs

Design and Access Statements (2007)

Residential Design Standards (2011 with 2015 update)

S106 and CIL (2015)

S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2009)

Southwark AAP's

Draft Old Kent Road Area Action Plan (December 2020)

APPENDIX 3**Planning history of the site and nearby sites**Relevant Site History

Pre-application advice was sought in 2021 and 2022 for redevelopment of the site. The advice provided centred around the site layout and height of the proposed buildings alongside the public open space and children's play space provision. Discussions were also held regarding the extent of resident and local community involvement.

Relevant History of Adjoining Sites

The council has approved a number of planning applications recently in the Old Kent Road Opportunity Area including:

Ruby Triangle Site Land Bounded By Old Kent Road, Ruby Street And Sandgate Street London SE15 1LG

Planning application (18AP0897) granted for: Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (including mezzanine) (+64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (including mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,152 residential dwellings (Class C3), retail, business and community spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

Civic Livesey 596-608 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1JB

Planning application (18AP3284) granted subject to legal agreement for: Mixed-use redevelopment comprising the demolition of all existing buildings and structures (listed mural to be removed and stored prior to demolition, and incorporated into proposed development); construction of three buildings arranged around a central plinth ranging in height from ten to 38 storeys (maximum height +144.2m AOD) above single basement, ground and mezzanines floors, to provide a range of uses including 372 residential units (Use Class C3), place of worship (Use Class D1), retail (Use Classes A1-A4), and office / light industrial (Use Classes B1(a)/B1(c)); means of access, public realm and landscaping works, parking and cycle storage provision, energy centre / plant and servicing areas, and associated ancillary works

Devonshire Grove 747-759 & 765-775 OLD KENT ROAD, LONDON SE15 1NZ & LAND AT DEVONSHIRE GROVE SE15

Full planning permission (19/AP/1239) for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units

(Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces, associated landscaping and highways works and a new substation and all associated works. Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.

Daisy Business Park 19-35 Sylvan Grove London SE15

Planning permission(19AP2307) for demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of 219 residential dwellings (Use Class C3) and 3,088 sqm (GIA); commercial workspace (Use Class B1) within two buildings of 5 storeys (24.55m AOD) and 32 storeys (106.43m AOD); and associated car and cycle parking, landscaping, and public realm and highways improvements.

KFC 671-679 Old Kent Road London

Planning permission (20/AP/2701) for demolition of all existing structures and erection of a part 10, part 12 storey plus basement mixed-use development comprising 257sqm flexible Class E floorspace (Commercial, business and service), and 267 purpose-built student accommodation rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.'

Ruby Street Land Bounded By Ruby Street Murdock Street And 685-695 Old Kent Road London SE15 1JS

Planning permission (18/AP/1096) for demolition of existing buildings and erection of and construction of a part 3, part 7, part 22 storey building (76.6m) from ground level with roof top level amenity space, comprising 111 dwellings, 1,151 sqm (GIA) of D1 floorspace for a church with ancillary communal facilities, 2,173 sqm (GIA) of workspace (B1a and B1c) Use Class) and 87 sqm (GIA) of A1/A2/B1 floorspace, with associated landscaping, car and cycle parking, servicing and refuse and recycling facilities.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

Consultation undertaken

Site notice date: 25.2.2022
Press notice date: 3.3.2022
Case officer site visit date: 25.2.2022
Neighbour consultation letters sent: 24.2.2022

Internal services consulted

Ecology
Environmental Protection
Highways Development and Management
Flood Risk Management & Urban Drainage
Transport Policy
Urban Forester
Waste Management
Section 106 Team and CiL team
Tree Services
Public Health
Local Economy
Arboricultural Services
Parks and Leisure

Statutory and non-statutory organisations

Ledbury Residents Association
EDF Energy
Environment Agency
Greater London Authority
Transport for London
Metropolitan Police Service (Designing Out Crime)
Thames Water
National Grid
London Fire & Emergency Planning Authority
Natural England
Historic England
Health and Safety Executive: Fire Risk Assessments
Arqiva
Bakerloo Line Safeguarding
Civil Aviation Authority
Vital Old Kent Road

Neighbour and local groups consulted

- 344 Commercial Way, London, Southwark
- Flat 12, Credenhill House Ledbury Estate, Ledbury Street
- 9A Nutcroft Road, London, Southwark
- 99 Fenham Road, London, Southwark
- 115 Friary Road, London, Southwark
- 14 Albert Way, London, Southwark
- 5 Albert Way, London, Southwark
- 12B Sylvan Grove, London, Southwark
- Flat 24, 24 Sylvan Grove, London
- Flat 19, 24 Sylvan Grove, London
- Flat 19, 18 Sylvan Grove, London
- Flat 18, 18 Sylvan Grove, London
- Flat 18, 8 Sylvan Grove, London
- Flat 14, 8 Sylvan Grove, London
- Flat 11, 8 Sylvan Grove, London
- Unit B, 45 Devon Street, London
- Flat 3, 8 Sylvan Grove, London
- Living Accommodation, 77 Friary Road, London
- Unit 37A, Ullswater House, Hillbeck Close
- Unit 15A, Ullswater House, Hillbeck Close
- 55 Naylor Road, London, Southwark
- Flat 32, Skenfrith House Ledbury Estate, Commercial Way
- Flat 26, Skenfrith House Ledbury Estate, Commercial Way
- Flat 2, Skenfrith House Ledbury Estate, Commercial Way
- Flat 15, Skenfrith House Ledbury Estate, Commercial Way
- Flat 13, Skenfrith House Ledbury Estate, Commercial Way
- 2 Naylor Road, London, Southwark
- 1 Hoyland Close, London, Southwark
- 26 Elcot Avenue, London, Southwark
- 16 Elcot Avenue, London, Southwark
- 10 Elcot Avenue, London, Southwark
- 11 Elcot Avenue, London, Southwark
- 9 Holbeck Row, London, Southwark
- 24 Holbeck Row, London, Southwark
- 13 Holbeck Row, London, Southwark
- Flat 21, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 17, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 5, Bromyard House Ledbury Estate, Commercial Way
- Flat 45, Bromyard House Ledbury Estate, Commercial Way
- Flat 37, Bromyard House Ledbury Estate, Commercial Way
- Flat 36, Bromyard House Ledbury Estate, Commercial Way
- Flat 30, Bromyard House Ledbury Estate, Commercial Way
- 672A Old Kent Road, London, Southwark
- 49 Lympstone Gardens, London, Southwark
- Flat 46, Skenfrith House Ledbury Estate, Commercial Way

- 106 Furley Road, London, Southwark
- 56A Bird In Bush Road, London, Southwark
- Flat 5, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 20, Budleigh House Lindley Estate, Friary Road
- Flat 19, Budleigh House Lindley Estate, Friary Road
- 322 Commercial Way, London, Southwark
- 308 Commercial Way, London, Southwark
- 42 Lympstone Gardens, London, Southwark
- 16 Lympstone Gardens, London, Southwark
- 10 Lympstone Gardens, London, Southwark
- 85 Naylor Road, London, Southwark
- 11 Hoyland Close, London, Southwark
- Flat 42, Skenfrith House Ledbury Estate, Commercial Way
- 72 Bird In Bush Road, London, Southwark
- 66 Bird In Bush Road, London, Southwark
- 68A Naylor Road, London, Southwark
- 54B Naylor Road, London, Southwark
- Flat 17, Skenfrith House Ledbury Estate, Commercial Way
- Apartment I, 6 Asylum Road, London
- 22 Cardiff House Friary Estate, Peckham Park Road, London
- 18 Cardiff House Friary Estate, Peckham Park Road, London
- 45 Caroline Gardens, Asylum Road, London
- 57 Peckham Park Road, London, Southwark
- Flat 8, Haymerle House Friary Estate, Haymerle Road
- Flat 4, Haymerle House Friary Estate, Haymerle Road
- Flat 5, Furley House Friary Estate, Haymerle Road
- 4 Caroline Gardens, Asylum Road, London
- 27 Caroline Gardens, Asylum Road, London
- 151 Caroline Gardens, Asylum Road, London
- 148 Caroline Gardens, Asylum Road, London
- 63 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 2, Harry Lamborn House, 9 Gervase Street
- 37A Kincaid Road, London, Southwark
- 35 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 15, Harry Lamborn House, 9 Gervase Street
- 19 Reading House Friary Estate, Green Hundred Road, London
- 17 Reading House Friary Estate, Green Hundred Road, London
- 10 Grantham House Friary Estate, Green Hundred Road, London
- Unit 6, 25-39 Devon Street, London
- 10 Gisburn House Friary Estate, Green Hundred Road, London
- 27 Aylesbury House Friary Estate, Friary Road, London
- 22 Aylesbury House Friary Estate, Friary Road, London
- 20 Aylesbury House Friary Estate, Friary Road, London
- 12 Aylesbury House Friary Estate, Friary Road, London
- 25 Ely House Friary Estate, Friary Road, London
- Ground Floor Flat, 75B Friary Road, London
- 10 Tortington House Friary Estate, Bird In Bush Road, London

- 7 Stanesgate House Friary Estate, Bird In Bush Road, London
- 10 Stanesgate House Friary Estate, Bird In Bush Road, London
- 22 Royston House Friary Estate, Green Hundred Road, London
- 30 Reading House Friary Estate, Green Hundred Road, London
- Unit 20, Daisy Business Park, 35 - 37 Sylvan Grove
- First Floor, 636 Old Kent Road, London
- First Floor Flat, 668 Old Kent Road, London
- 1 Inforum Mews, London, Southwark
- Flat B, 110 Friary Road, London
- Flat 5, Meridian Court, 2 Gervase Street
- 70D Friary Road, London, Southwark
- 6 Silkin Mews, London, Southwark
- 14 Tortington House Friary Estate, Bird In Bush Road, London
- 6 Stanesgate House Friary Estate, Bird In Bush Road, London
- 11 Royston House Friary Estate, Green Hundred Road, London
- 6 Reading House Friary Estate, Green Hundred Road, London
- 4 Reading House Friary Estate, Green Hundred Road, London
- 32 Hillbeck Close, London, Southwark
- 2 Hillbeck Close, London, Southwark
- 7B Holbeck Row, London, Southwark
- 4B Holbeck Row, London, Southwark
- Flat 22, Lynn House Friary Estate, Green Hundred Road
- 21 Lymptone Gardens, London, Southwark
- 15 Lymptone Gardens, London, Southwark
- Flat 11, Bridgnorth House Friary Estate, Peckham Park Road
- 4 Sylvan Terrace, Sylvan Grove, London
- Flat 14, Credenhill House Ledbury Estate, Ledbury Street
- Flat 11, Credenhill House Ledbury Estate, Ledbury Street
- 31A Nutcroft Road, London, Southwark
- Flat 4B, Royal London Buildings, Old Kent Road
- 23 Elcot Avenue, London, Southwark
- 23 Holbeck Row, London, Southwark
- 8 Windspoint Drive, London, Southwark
- 236 Commercial Way, London, Southwark
- Flat 5, 24 Sylvan Grove, London
- Flat 24, Budleigh House Lindley Estate, Friary Road
- 48A Bird In Bush Road, London, Southwark
- 62 Bird In Bush Road, London, Southwark
- Flat 8, Royal London Buildings, Old Kent Road
- 262 Commercial Way, London, Southwark
- 676-680 Old Kent Road, London, Southwark
- Flat 3, Peterchurch House Ledbury Estate, Commercial Way
- Flat 27, Peterchurch House Ledbury Estate, Commercial Way
- Flat 36, Skenfrith House Ledbury Estate, Commercial Way
- 36A Ethnard Road, London, Southwark
- 11 Ledbury Street, London, Southwark
- 63 Lymptone Gardens, London, Southwark

- Flat 52, Bromyard House Ledbury Estate, Commercial Way
- 20 Windspoint Drive, London, Southwark
- 47 Lympstone Gardens, London, Southwark
- 32 Lympstone Gardens, London, Southwark
- Flat 9A, Royal London Buildings, Old Kent Road
- 318 Commercial Way, London, Southwark
- 288 Commercial Way, London, Southwark
- 47 Ethnard Road, London, Southwark
- 737-745 Old Kent Road, London, Southwark
- Flat 19, 8 Sylvan Grove, London
- 2 Cardiff House Friary Estate, Peckham Park Road, London
- Apartment Q, 6 Asylum Road, London
- 88 Caroline Gardens, Asylum Road, London
- 86 Caroline Gardens, Asylum Road, London
- 77 Caroline Gardens, Asylum Road, London
- Flat 19, Furley House Friary Estate, Haymerle Road
- Flat 19, Haymerle House Friary Estate, Haymerle Road
- Apartment K, 6 Asylum Road, London
- 7 Caroline Gardens, Asylum Road, London
- 31 Caroline Gardens, Asylum Road, London
- Flat 6, Furley House Friary Estate, Haymerle Road
- Flat 18, Furley House Friary Estate, Haymerle Road
- 28 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 3, Haymerle House Friary Estate, Haymerle Road
- 41 Peckham Park Road, London, Southwark
- Flat 16, Harry Lamborn House, 9 Gervase Street
- Flat 1, Harry Lamborn House, 9 Gervase Street
- 15 Caroline Gardens, Asylum Road, London
- 13 Caroline Gardens, Asylum Road, London
- 171 Caroline Gardens, Asylum Road, London
- 162 Caroline Gardens, Asylum Road, London
- 70 Pennethorne Road, London, Southwark
- Flat 17, Bromyard House Ledbury Estate, Commercial Way
- Flat 11, Bromyard House Ledbury Estate, Commercial Way
- 88 Friary Road, London, Southwark
- 226 Commercial Way, London, Southwark
- 14 Caroline Gardens, Asylum Road, London
- 133 Friary Road, London, Southwark
- 125 Friary Road, London, Southwark
- 156 Caroline Gardens, Asylum Road, London
- 145 Caroline Gardens, Asylum Road, London
- 134 Caroline Gardens, Asylum Road, London
- 65 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 27, Harry Lamborn House, 9 Gervase Street
- Flat 24, Harry Lamborn House, 9 Gervase Street
- 40A Kincaid Road, London, Southwark
- 115 Caroline Gardens, Asylum Road, London

- 58 Cardiff House Friary Estate, Peckham Park Road, London
- 53 Cardiff House Friary Estate, Peckham Park Road, London
- 60 Caroline Gardens, Asylum Road, London
- 21 Reading House Friary Estate, Green Hundred Road, London
- 6 Lewes House Friary Estate, Green Hundred Road, London
- Flat 16, Furley House Friary Estate, Haymerle Road
- Flat 1, Furley House Friary Estate, Haymerle Road
- 21 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 2, Haymerle House Friary Estate, Haymerle Road
- Flat 18, Haymerle House Friary Estate, Haymerle Road
- 121 Peckham Park Road, London, Southwark
- 129 Friary Road, London, Southwark
- Flat 23, Harry Lamborn House, 9 Gervase Street
- Flat 14, Harry Lamborn House, 9 Gervase Street
- 38B Kincaid Road, London, Southwark
- 37B Kincaid Road, London, Southwark
- 23 Caroline Gardens, Asylum Road, London
- 173 Caroline Gardens, Asylum Road, London
- 158 Caroline Gardens, Asylum Road, London
- 138 Caroline Gardens, Asylum Road, London
- 135 Caroline Gardens, Asylum Road, London
- 121 Caroline Gardens, Asylum Road, London
- 111 Caroline Gardens, Asylum Road, London
- 43 Caroline Gardens, Asylum Road, London
- 40 Caroline Gardens, Asylum Road, London
- 98 Caroline Gardens, Asylum Road, London
- 95 Caroline Gardens, Asylum Road, London
- 92 Caroline Gardens, Asylum Road, London
- 72 Caroline Gardens, Asylum Road, London
- 109 Caroline Gardens, Asylum Road, London
- 7A Holbeck Row, London, Southwark
- 20B Holbeck Row, London, Southwark
- 46B Nutcroft Road, London, Southwark
- Flat 7, Lynn House Friary Estate, Green Hundred Road
- Flat 3, Lynn House Friary Estate, Green Hundred Road
- Flat 28, Lynn House Friary Estate, Green Hundred Road
- 722A Old Kent Road, London, Southwark
- 8 Hillbeck Close, London, Southwark
- 64 Ethnard Road, London, Southwark
- 44 Ethnard Road, London, Southwark
- 34 Ethnard Road, London, Southwark
- 65 Friary Road, London, Southwark
- 334 Commercial Way, London, Southwark
- 13 Hillbeck Close, London, Southwark
- Flat 43, Peterchurch House Ledbury Estate, Commercial Way
- Flat 24, Peterchurch House Ledbury Estate, Commercial Way
- Flat 1, Peterchurch House Ledbury Estate, Commercial Way

- Flat 44, Skenfrith House Ledbury Estate, Commercial Way
- 270C Commercial Way, London, Southwark
- Flat 14, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 12, Bridgnorth House Friary Estate, Peckham Park Road
- 5 Sylvan Terrace, Sylvan Grove, London
- Flat 16, Budleigh House Lindley Estate, Friary Road
- 326 Commercial Way, London, Southwark
- 27 Windspoint Drive, London, Southwark
- 25 Windspoint Drive, London, Southwark
- 16 Windspoint Drive, London, Southwark
- 57 Ethnard Road, London, Southwark
- 43 Ethnard Road, London, Southwark
- 747-759 Old Kent Road, London, Southwark
- 722B Old Kent Road, London, Southwark
- 681 Old Kent Road, London, Southwark
- 9A Studholme Street, London, Southwark
- 652 Old Kent Road, London, Southwark
- The Prince Of Wales, 14 Ruby Street, London
- Outside, 1 Murdock Street, London
- Flat 32, Kentmere House Tustin Estate, Manor Grove
- Flat 20, Credenhill House Ledbury Estate, Ledbury Street
- Flat 19, Credenhill House Ledbury Estate, Ledbury Street
- 33B Nutcroft Road, London, Southwark
- 3A Nutcroft Road, London, Southwark
- 17B Nutcroft Road, London, Southwark
- 56B Nutcroft Road, London, Southwark
- 37 Nutcroft Road, London, Southwark
- 54 Nutcroft Road, London, Southwark
- 11 Albert Way, London, Southwark
- 9 Albert Way, London, Southwark
- 4 Albert Way, London, Southwark
- Flat D, 92-94 Friary Road, London
- Flat 26, 24 Sylvan Grove, London
- Flat 10, 24 Sylvan Grove, London
- Flat 1, 24 Sylvan Grove, London
- Flat 14, 18 Sylvan Grove, London
- Flat 2, 18 Sylvan Grove, London
- Flat 23, 8 Sylvan Grove, London
- Flat 6, 24 Sylvan Grove, London
- Flat 15, 18 Sylvan Grove, London
- Flat 21, 8 Sylvan Grove, London
- Flat 6, 8 Sylvan Grove, London
- Flat 1, 721 Old Kent Road, London
- Flat 3, 670 Old Kent Road, London
- Living Accommodation, 14 Ruby Street, London
- Unit 38, Ullswater House, Hillbeck Close
- Unit 7, Ullswater House, Hillbeck Close

- 1 Silkin Mews, London, Southwark
- Flat 6, Meridian Court, 2 Gervase Street
- First Floor Flat, 40 Nutcroft Road, London
- Unit 3, 25-39 Devon Street, London
- 6 Tavern Apartments, 102 Bird In Bush Road, London
- Rc Church Our Lady Of Sorrows, 28 Friary Road, London
- First Floor And Second Floor Flat, 121 Peckham Park Road, London
- 1 Tavern Apartments, 102 Bird In Bush Road, London
- Room 5, 720 Old Kent Road, London
- Ledbury Estate Tenants Hall, Old Kent Road, London
- Front Of, 636 Old Kent Road, London
- Unit 21, Daisy Business Park, 35 - 37 Sylvan Grove
- Flat B, 691-695 Old Kent Road, London
- 109A Friary Road, London, Southwark
- 16-18 Kent Park Industrial Estate, Ruby Street, London
- 720B Old Kent Road, London, Southwark
- 15 Hoyland Close, London, Southwark
- 32 Elcot Avenue, London, Southwark
- 5 Elcot Avenue, London, Southwark
- 8 Ledbury Street, London, Southwark
- 71 Lympstone Gardens, London, Southwark
- 70 Lympstone Gardens, London, Southwark
- 65 Lympstone Gardens, London, Southwark
- 25 Holbeck Row, London, Southwark
- 11 Holbeck Row, London, Southwark
- 99 Friary Road, London, Southwark
- 97 Friary Road, London, Southwark
- Flat 32, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 56, Bromyard House Ledbury Estate, Commercial Way
- Flat 51, Bromyard House Ledbury Estate, Commercial Way
- Flat 49, Bromyard House Ledbury Estate, Commercial Way
- 650 Old Kent Road, London, Southwark
- 52 Lympstone Gardens, London, Southwark
- 23 Naylor Road, London, Southwark
- Flat 26, Bromyard House Ledbury Estate, Commercial Way
- Flat 18, Bromyard House Ledbury Estate, Commercial Way
- Flat 13, Bromyard House Ledbury Estate, Commercial Way
- 93 Friary Road, London, Southwark
- 87 Friary Road, London, Southwark
- 103 Friary Road, London, Southwark
- 101 Friary Road, London, Southwark
- Flat A, 116 Friary Road, London
- 266 Commercial Way, London, Southwark
- 240 Commercial Way, London, Southwark
- 234 Commercial Way, London, Southwark
- 15 Windspoint Drive, London, Southwark
- 1 Windspoint Drive, London, Southwark

- 71 Ethnard Road, London, Southwark
- 69 Ethnard Road, London, Southwark
- 81 Fenham Road, London, Southwark
- 100 Friary Road, London, Southwark
- Flat 2, Holme House, Studholme Street
- Flat 1, 729 Old Kent Road, London
- 683 Old Kent Road, London, Southwark
- 19B Studholme Street, London, Southwark
- 19 Nutcroft Road, London, Southwark
- 38 Nutcroft Road, London, Southwark
- 125 Fenham Road, London, Southwark
- 16 Albert Way, London, Southwark
- Flat C, 92-94 Friary Road, London
- 22 Sylvan Grove, London, Southwark
- Flat 7, 24 Sylvan Grove, London
- Flat 15, 8 Sylvan Grove, London
- Flat 9, 8 Sylvan Grove, London
- Flat 2, 666 Old Kent Road, London
- Flat 5, Lyons Court, 35 Green Hundred Road
- Flat 3, Lyons Court, 35 Green Hundred Road
- 672 Old Kent Road, London, Southwark
- Flat 2, 670 Old Kent Road, London
- Flat 4, 719-721 Old Kent Road, London
- Unit A, 45 Devon Street, London
- Flat 5, 8 Sylvan Grove, London
- Unit 1040, 737-745 Old Kent Road, London
- 25 Gisburn House Friary Estate, Green Hundred Road, London
- 12 Lewes House Friary Estate, Green Hundred Road, London
- 23 Gisburn House Friary Estate, Green Hundred Road, London
- 29 Aylesbury House Friary Estate, Friary Road, London
- 7 Ely House Friary Estate, Friary Road, London
- 18 Ely House Friary Estate, Friary Road, London
- Second Floor Flat, 660 Old Kent Road, London
- Ground Floor Rear, 635 Old Kent Road, London
- 15 Tortington House Friary Estate, Bird In Bush Road, London
- 2 Stanesgate House Friary Estate, Bird In Bush Road, London
- 9 Royston House Friary Estate, Green Hundred Road, London
- 20 Royston House Friary Estate, Green Hundred Road, London
- 6 Breamore House Friary Estate, Friary Road, London
- 10 Royston House Friary Estate, Green Hundred Road, London
- 9 Reading House Friary Estate, Green Hundred Road, London
- Flat 10, Meridian Court, 2 Gervase Street
- 47 Elcot Avenue, London, Southwark
- Flat B, 668 Old Kent Road, London
- 3 Silkin Mews, London, Southwark
- Unit 31, Ullswater House, Hillbeck Close
- Unit 24, Ullswater House, Hillbeck Close

- 8 Stanesgate House Friary Estate, Bird In Bush Road, London
- 9A Reading House Friary Estate, Green Hundred Road, London
- 9 Lewes House Friary Estate, Green Hundred Road, London
- 28 Lewes House Friary Estate, Green Hundred Road, London
- 3 Breamore House Friary Estate, Friary Road, London
- 13 Lewes House Friary Estate, Green Hundred Road, London
- 1 Lewes House Friary Estate, Green Hundred Road, London
- 42 Aylesbury House Friary Estate, Friary Road, London
- 41 Aylesbury House Friary Estate, Friary Road, London
- 4 Aylesbury House Friary Estate, Friary Road, London
- 36 Aylesbury House Friary Estate, Friary Road, London
- 21 Ely House Friary Estate, Friary Road, London
- 20 Ely House Friary Estate, Friary Road, London
- First Floor Flat, 79 Friary Road, London
- 250B Commercial Way, London, Southwark
- First To Third Floors, 652 Old Kent Road, London
- 24-32 Murdock Street, London, Southwark
- 655-657 Old Kent Road, London, Southwark
- 20A Ethnard Road, London, Southwark
- 121 Friary Road, London, Southwark
- 59 Cardiff House Friary Estate, Peckham Park Road, London
- 45 Cardiff House Friary Estate, Peckham Park Road, London
- 47 Peckham Park Road, London, Southwark
- 43 Peckham Park Road, London, Southwark
- Flat 7, Furley House Friary Estate, Haymerle Road
- Flat 20, Furley House Friary Estate, Haymerle Road
- 684 Old Kent Road, London, Southwark
- Unit 1, 777 Old Kent Road, London
- Flat 10, Sarnsfield House Ledbury Estate, Pencraig Way
- 6 Cardine Mews, London, Southwark
- 1 Hillbeck Close, London, Southwark
- 15 Albert Way, London, Southwark
- 67 Naylor Road, London, Southwark
- Flat 9, Haymerle House Friary Estate, Haymerle Road
- 12 Asylum Road, London, Southwark
- 56A Nutcroft Road, London, Southwark
- 6 Naylor Road, London, Southwark
- 168 Caroline Gardens, Asylum Road, London
- Block A Room 3, Milestone Court, 1 Wales Close
- 139 Caroline Gardens, Asylum Road, London
- Flat 3, 24 Sylvan Grove, London
- 62 Cardiff House Friary Estate, Peckham Park Road, London
- Unit 31A, Ullswater House, Hillbeck Close
- 61B Naylor Road, London, Southwark
- 8 Elcot Avenue, London, Southwark
- Unit 26, Ullswater House, Hillbeck Close
- Flat 13, 8 Sylvan Grove, London

- Unit 20, Ullswater House, Hillbeck Close
- 65 Naylor Road, London, Southwark
- 3 Holbeck Row, London, Southwark
- Flat 7, Sarnsfield House Ledbury Estate, Pencraig Way
- 38 Lewes House Friary Estate, Green Hundred Road, London
- Flat 3, Meridian Court, 2 Gervase Street
- 114A Friary Road, London, Southwark
- Flat 5, Skenfrith House Ledbury Estate, Commercial Way
- 727 Old Kent Road, London, Southwark
- 7 Lewes House Friary Estate, Green Hundred Road, London
- 4 Grantham House Friary Estate, Green Hundred Road, London
- Flat 55, Sarnsfield House Ledbury Estate, Pencraig Way
- 35 Naylor Road, London, Southwark
- 17 Pencraig Way, London, Southwark
- Flat 5, 670 Old Kent Road, London
- 70B Friary Road, London, Southwark
- 39 Naylor Road, London, Southwark
- Unit 27, Ullswater House, Hillbeck Close
- Unit 23, Ullswater House, Hillbeck Close
- Unit 19, Ullswater House, Hillbeck Close
- Unit 4, Ullswater House, Hillbeck Close
- 306 Commercial Way, London, Southwark
- 21 Studholme Street, London, Southwark
- 40 Lympstone Gardens, London, Southwark
- 20 Hoyland Close, London, Southwark
- Flat 39, Skenfrith House Ledbury Estate, Commercial Way
- Flat 9, Royal London Buildings, Old Kent Road
- Flat 5, Royal London Buildings, Old Kent Road
- Flat 4, Royal London Buildings, Old Kent Road
- Flat 2, Royal London Buildings, Old Kent Road
- 80B Naylor Road, London, Southwark
- Flat 11, Skenfrith House Ledbury Estate, Commercial Way
- Flat 48, Sarnsfield House Ledbury Estate, Pencraig Way
- 4 Naylor Road, London, Southwark
- 32 Naylor Road, London, Southwark
- 20 Naylor Road, London, Southwark
- 18 Elcot Avenue, London, Southwark
- 49 Elcot Avenue, London, Southwark
- 1 Naylor Road, London, Southwark
- 77 Lympstone Gardens, London, Southwark
- 54 Lympstone Gardens, London, Southwark
- 29 Elcot Avenue, London, Southwark
- Flat 47, Bromyard House Ledbury Estate, Commercial Way
- Flat 3, Bromyard House Ledbury Estate, Commercial Way
- Flat 12, Sarnsfield House Ledbury Estate, Pencraig Way
- 662 Old Kent Road, London, Southwark
- 656 - 658 Old Kent Road, London, Southwark

- 9 Cardine Mews, London, Southwark
- 3 Cardine Mews, London, Southwark
- 91 Friary Road, London, Southwark
- 244 Commercial Way, London, Southwark
- 222 Commercial Way, London, Southwark
- 13 Windspoint Drive, London, Southwark
- 51 Ethnard Road, London, Southwark
- 109 Fenham Road, London, Southwark
- 85 Fenham Road, London, Southwark
- 40B Ethnard Road, London, Southwark
- Unit 1, 709 Old Kent Road, London
- 760 Old Kent Road, London, Southwark
- Unit 4, 709 Old Kent Road, London
- 73 Friary Road, London, Southwark
- 33A Nutcroft Road, London, Southwark
- 31B Nutcroft Road, London, Southwark
- 11B Nutcroft Road, London, Southwark
- 11A Nutcroft Road, London, Southwark
- 21 Nutcroft Road, London, Southwark
- 26 Nutcroft Road, London, Southwark
- 1 Albert Way, London, Southwark
- 85 Friary Road, London, Southwark
- Flat A, 92-94 Friary Road, London
- 16 Sylvan Grove, London, Southwark
- Flat 25, 24 Sylvan Grove, London
- Flat 12, 24 Sylvan Grove, London
- Flat 9, 24 Sylvan Grove, London
- Flat 31, Peterchurch House Ledbury Estate, Commercial Way
- 41 Ethnard Road, London, Southwark
- 1 Gervase Street, London, Southwark
- 254 Commercial Way, London, Southwark
- 218 Commercial Way, London, Southwark
- 30 Hillbeck Close, London, Southwark
- 16A Ethnard Road, London, Southwark
- 50A Nutcroft Road, London, Southwark
- 94 Caroline Gardens, Asylum Road, London
- Flat 20, Sarnsfield House Ledbury Estate, Pencraig Way
- 18 Naylor Road, London, Southwark
- 7 Pencraig Way, London, Southwark
- 19 Hoyland Close, London, Southwark
- 10 Cardiff House Friary Estate, Peckham Park Road, London
- 50 Bird In Bush Road, London, Southwark
- 11 Tortington House Friary Estate, Bird In Bush Road, London
- 22 Reading House Friary Estate, Green Hundred Road, London
- 10A Asylum Road, London, Southwark
- 1 Holbeck Row, London, Southwark
- 52A Naylor Road, London, Southwark

- 56 Cardiff House Friary Estate, Peckham Park Road, London
- 49 Caroline Gardens, Asylum Road, London
- Flat 9, Bridgnorth House Friary Estate, Peckham Park Road
- 230 Commercial Way, London, Southwark
- 74 Naylor Road, London, Southwark
- 57A Naylor Road, London, Southwark
- Flat 33, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 22, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 1, Sarnsfield House Ledbury Estate, Pencraig Way
- 9 Hillbeck Close, London, Southwark
- 42 Nutcroft Road, London, Southwark
- 18 Lymphstone Gardens, London, Southwark
- Flat 15, Lynn House Friary Estate, Green Hundred Road
- Flat 18, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 4, Credenhill House Ledbury Estate, Ledbury Street
- Flat 16, Credenhill House Ledbury Estate, Ledbury Street
- 45 Elcot Avenue, London, Southwark
- 77 Fenham Road, London, Southwark
- 6 Albert Way, London, Southwark
- 96 Friary Road, London, Southwark
- 76 Friary Road, London, Southwark
- 268E Commercial Way, London, Southwark
- 22 Pencraig Way, London, Southwark
- 2 Pencraig Way, London, Southwark
- 14 Pencraig Way, London, Southwark
- Flat 6, Holme House, Studholme Street
- 102 Friary Road, London, Southwark
- Unit 3, Daisy Business Park, 35 - 37 Sylvan Grove
- Flat 9, Skenfrith House Ledbury Estate, Commercial Way
- Flat 9, Budleigh House Lindley Estate, Friary Road
- Flat 8, 24 Sylvan Grove, London
- Ground Floor Flat, 42 Kincaid Road, London
- 7 Silkin Mews, London, Southwark
- 2 Silkin Mews, London, Southwark
- Flat 11, Meridian Court, 2 Gervase Street
- Flat 1, Meridian Court, 2 Gervase Street
- Flat 1, 683 Old Kent Road, London
- Ground Floor Flat, 40 Nutcroft Road, London
- First Floor, 777 Old Kent Road, London
- 2 Tavern Apartments, 102 Bird In Bush Road, London
- 8 - 24 Sylvan Grove, London, Southwark
- Dmc Healthcare Limited, 35 - 37 Sylvan Grove, London
- 123 Friary Road, London, Southwark
- 78B Friary Road, London, Southwark
- 117 Friary Road, London, Southwark
- 3 Inforum Mews, London, Southwark
- 7 Lymphstone Gardens, London, Southwark

- 7A Nutcroft Road, London, Southwark
- 6 Greenways, 298 Commercial Way, London
- 87 Caroline Gardens, Asylum Road, London
- Flat, 723 Old Kent Road, London
- Apartment M, 6 Asylum Road, London
- 8 Holbeck Row, London, Southwark
- Flat 6, 18 Sylvan Grove, London
- 79 Lympstone Gardens, London, Southwark
- 8 Albert Way, London, Southwark
- 258 Commercial Way, London, Southwark
- 69 Naylor Road, London, Southwark
- 39 Lympstone Gardens, London, Southwark
- 137 Caroline Gardens, Asylum Road, London
- 8 Reading House Friary Estate, Green Hundred Road, London
- 24 Reading House Friary Estate, Green Hundred Road, London
- 59B Naylor Road, London, Southwark
- 726 Old Kent Road, London, Southwark
- 4 Hoyland Close, London, Southwark
- First To Third Floors, 666 Old Kent Road, London
- Flat 32, Bromyard House Ledbury Estate, Commercial Way
- 159 Caroline Gardens, Asylum Road, London
- 9 Gisburn House Friary Estate, Green Hundred Road, London
- 119 Fenham Road, London, Southwark
- Flat 17, 18 Sylvan Grove, London
- Flat 7, Budleigh House Lindley Estate, Friary Road
- Flat 21, Budleigh House Lindley Estate, Friary Road
- 68 Bird In Bush Road, London, Southwark
- 36B Ethnard Road, London, Southwark
- Flat 52, Peterchurch House Ledbury Estate, Commercial Way
- Flat 7, Skenfrith House Ledbury Estate, Commercial Way
- 1 Ethnard Road, London, Southwark
- Flat 8, Bromyard House Ledbury Estate, Commercial Way
- Flat 6, Bromyard House Ledbury Estate, Commercial Way
- 20 Elcot Avenue, London, Southwark
- 7 Elcot Avenue, London, Southwark
- 76 Lympstone Gardens, London, Southwark
- 69 Lympstone Gardens, London, Southwark
- 1 Studholme Street, London, Southwark
- 304 Commercial Way, London, Southwark
- 55 Ethnard Road, London, Southwark
- 711-713 Old Kent Road, London, Southwark
- Flat 14, Skenfrith House Ledbury Estate, Commercial Way
- 13 Cardiff House Friary Estate, Peckham Park Road, London
- 11 Cardiff House Friary Estate, Peckham Park Road, London
- 3 Marmont Road, London, Southwark
- 48 Caroline Gardens, Asylum Road, London
- 83 Caroline Gardens, Asylum Road, London

- Flat 17, Furley House Friary Estate, Haymerle Road
- Flat 14, Furley House Friary Estate, Haymerle Road
- 75 Cardiff House Friary Estate, Peckham Park Road, London
- 107 Caroline Gardens, Asylum Road, London
- 161 Caroline Gardens, Asylum Road, London
- 142 Caroline Gardens, Asylum Road, London
- 140 Caroline Gardens, Asylum Road, London
- 120 Caroline Gardens, Asylum Road, London
- 5 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 13, Harry Lamborn House, 9 Gervase Street
- 23 Reading House Friary Estate, Green Hundred Road, London
- 15 Grantham House Friary Estate, Green Hundred Road, London
- 33 Lewes House Friary Estate, Green Hundred Road, London
- 116B Friary Road, London, Southwark
- 23 Lewes House Friary Estate, Green Hundred Road, London
- 21 Lewes House Friary Estate, Green Hundred Road, London
- 44 Grantham House Friary Estate, Green Hundred Road, London
- 8 Exeter House Friary Estate, Friary Road, London
- 32 Aylesbury House Friary Estate, Friary Road, London
- Flat 5, Milestone Court, 1 Wales Close
- First Floor Flat, 75B Friary Road, London
- 15 Stanesgate House Friary Estate, Bird In Bush Road, London
- 9 Breamore House Friary Estate, Friary Road, London
- 4 Breamore House Friary Estate, Friary Road, London
- Unit 22, Ullswater House, Hillbeck Close
- Unit 14, Ullswater House, Hillbeck Close
- Unit 10, Ullswater House, Hillbeck Close
- 5 Silkin Mews, London, Southwark
- Flat 7, Meridian Court, 2 Gervase Street
- Flat 4, Meridian Court, 2 Gervase Street
- 658 Old Kent Road, London, Southwark
- Upper Ground Floor And First Floor, 735 Old Kent Road, London
- Second Floor And Third Floor, 735 Old Kent Road, London
- Room 1, 720 Old Kent Road, London
- Workshop, 669 Old Kent Road, London
- Chapel, Caroline Gardens, Asylum Road
- Flat 15, Meridian Court, 2 Gervase Street
- 1A Breamore House Friary Estate, Friary Road, London
- 228A Commercial Way, London, Southwark
- 25 Naylor Road, London, Southwark
- 34 Nutcroft Road, London, Southwark
- 660 Old Kent Road, London, Southwark
- 19 Ledbury Street, London, Southwark
- 23A Nutcroft Road, London, Southwark
- 21 Ethnard Road, London, Southwark
- 42 Cardiff House Friary Estate, Peckham Park Road, London
- 71 Naylor Road, London, Southwark

- 5 Hoyland Close, London, Southwark
- 31 Elcot Avenue, London, Southwark
- 17 Lympstone Gardens, London, Southwark
- 15 Gisburn House Friary Estate, Green Hundred Road, London
- Flat 4A, Royal London Buildings, Old Kent Road
- Unit 22, Kent Park Industrial Estate, Ruby Street
- 268B Commercial Way, London, Southwark
- 21 Pencraig Way, London, Southwark
- 5 Royston House Friary Estate, Green Hundred Road, London
- 6 Windspoint Drive, London, Southwark
- Flat 21, Lynn House Friary Estate, Green Hundred Road
- 72 Naylor Road, London, Southwark
- 101 Caroline Gardens, Asylum Road, London
- 16 Grantham House Friary Estate, Green Hundred Road, London
- 72 Cardiff House Friary Estate, Peckham Park Road, London
- 6 Caroline Gardens, Asylum Road, London
- 12 Stanesgate House Friary Estate, Bird In Bush Road, London
- Unit 1, 25-39 Devon Street, London
- 107 Fenham Road, London, Southwark
- 2 Sylvan Terrace, Sylvan Grove, London
- 18 Hoyland Close, London, Southwark
- 30 Elcot Avenue, London, Southwark
- 9 Aylesbury House Friary Estate, Friary Road, London
- 33 Aylesbury House Friary Estate, Friary Road, London
- 93 Caroline Gardens, Asylum Road, London
- Flat 13A, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 29, Bromyard House Ledbury Estate, Commercial Way
- Flat 25, Bromyard House Ledbury Estate, Commercial Way
- 20 Breamore House Friary Estate, Friary Road, London
- 14 Royston House Friary Estate, Green Hundred Road, London
- 12 Royston House Friary Estate, Green Hundred Road, London
- 7 Reading House Friary Estate, Green Hundred Road, London
- 63 Asylum Road, London, Southwark
- 644-646 Old Kent Road, London, Southwark
- 4 Tavern Apartments, 102 Bird In Bush Road, London
- 3 Tavern Apartments, 102 Bird In Bush Road, London
- Flat 4, 670 Old Kent Road, London
- Ground Floor Flat, 108 Friary Road, London
- First Floor Rear, 635 Old Kent Road, London
- Flat 2, Meridian Court, 2 Gervase Street
- 723 Old Kent Road, London, Southwark
- First Floor Flat, 3 Elcot Avenue, London
- Unit 11A, Ullswater House, Hillbeck Close
- Unit 34, Ullswater House, Hillbeck Close
- Unit 29, Ullswater House, Hillbeck Close
- Unit 3, Ullswater House, Hillbeck Close
- 4 Tortington House Friary Estate, Bird In Bush Road, London

- 14 Stanesgate House Friary Estate, Bird In Bush Road, London
- 36 Reading House Friary Estate, Green Hundred Road, London
- 1 Reading House Friary Estate, Green Hundred Road, London
- 34 Lewes House Friary Estate, Green Hundred Road, London
- 5 Breamore House Friary Estate, Friary Road, London
- 2 Breamore House Friary Estate, Friary Road, London
- 15 Breamore House Friary Estate, Friary Road, London
- 41 Grantham House Friary Estate, Green Hundred Road, London
- 33 Grantham House Friary Estate, Green Hundred Road, London
- 23 Aylesbury House Friary Estate, Friary Road, London
- 19 Aylesbury House Friary Estate, Friary Road, London
- 17 Aylesbury House Friary Estate, Friary Road, London
- 13 Aylesbury House Friary Estate, Friary Road, London
- 11 Gisburn House Friary Estate, Green Hundred Road, London
- Bottom Flat, 46 Naylor Road, London
- First Floor And Second Floor Flat, 96 Friary Road, London
- 3 Greenways, 298 Commercial Way, London
- 2 Greenways, 298 Commercial Way, London
- Ground Floor Front, 635 Old Kent Road, London
- Unit 2, 25-39 Devon Street, London
- 52 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 4, Furley House Friary Estate, Haymerle Road
- 32 Cardiff House Friary Estate, Peckham Park Road, London
- 1 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 22, Haymerle House Friary Estate, Haymerle Road
- Flat 13, Haymerle House Friary Estate, Haymerle Road
- 131 Friary Road, London, Southwark
- Flat 26, Harry Lamborn House, 9 Gervase Street
- Flat 29, Skenfrith House Ledbury Estate, Commercial Way 02.03.2022
- 10 Naylor Road, London, Southwark
- 16 Ledbury Street, London, Southwark
- 73 Lympstone Gardens, London, Southwark
- 60 Nutcroft Road, London, Southwark
- 10 Reading House Friary Estate, Green Hundred Road, London
- School Keepers Flat, 123 Bird In Bush Road, London
- 3 Thomas Milner House, 75 Bird In Bush Road, London
- Flat 4, Cygnet Court, 4 Friary Road
- Flat 13, 18 Sylvan Grove, London
- 654 Old Kent Road, London, Southwark
- 3B Nutcroft Road, London, Southwark
- Ground Floor Flat, 3 Elcot Avenue, London
- 170 Caroline Gardens, Asylum Road, London
- 11 Exeter House Friary Estate, Friary Road, London
- 18 Holbeck Row, London, Southwark
- 111-113 Friary Road, London, Southwark
- Flat 7, Peterchurch House Ledbury Estate, Commercial Way
- 72B Friary Road, London, Southwark

- 78A Friary Road, London, Southwark
- 39 Aylesbury House Friary Estate, Friary Road, London
- 111 Fenham Road, London, Southwark
- 39 Nutcroft Road, London, Southwark
- Flat 51, Skenfrith House Ledbury Estate, Commercial Way
- Flat 8, Sarnsfield House Ledbury Estate, Pencraig Way
- 39 Lewes House Friary Estate, Green Hundred Road, London
- 14 Windspoint Drive, London, Southwark
- 22 Gisburn House Friary Estate, Green Hundred Road, London
- 24 Ely House Friary Estate, Friary Road, London
- 14 Breamore House Friary Estate, Friary Road, London
- 22 Caroline Gardens, Asylum Road, London
- 149 Caroline Gardens, Asylum Road, London
- 330 Commercial Way, London, Southwark
- Flat 6, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 49, Sarnsfield House Ledbury Estate, Pencraig Way
- 66A Naylor Road, London, Southwark
- 50A Naylor Road, London, Southwark
- Flat 1, Royal London Buildings, Old Kent Road
- Unit C, 45 Devon Street, London
- Flat 16, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 1, Bromyard House Ledbury Estate, Commercial Way
- Unit 9, 709 Old Kent Road, London
- 27 Lympstone Gardens, London, Southwark
- 13 Albert Way, London, Southwark
- 33 Elcot Avenue, London, Southwark
- 270B Commercial Way, London, Southwark
- 232A Commercial Way, London, Southwark
- 789-799 Old Kent Road, London, Southwark
- 89 Friary Road, London, Southwark
- Flat 2, Peterchurch House Ledbury Estate, Commercial Way
- Flat 22, Bromyard House Ledbury Estate, Commercial Way
- Flat 3, 721 Old Kent Road, London
- Flat 38, Sarnsfield House Ledbury Estate, Pencraig Way
- 6 Hillbeck Close, London, Southwark
- 86A Friary Road, London, Southwark
- 12 Naylor Road, London, Southwark
- Flat 20, Lynn House Friary Estate, Green Hundred Road
- Flat 10, Lynn House Friary Estate, Green Hundred Road
- Flat 2, Bridgnorth House Friary Estate, Peckham Park Road
- 7B Nutcroft Road, London, Southwark
- Unit 24, Kent Park Industrial Estate, Ruby Street
- 1 Elcot Avenue, London, Southwark
- 19 Holbeck Row, London, Southwark
- 101 Fenham Road, London, Southwark
- 230A Commercial Way, London, Southwark
- 260 Commercial Way, London, Southwark

- 224 Commercial Way, London, Southwark
- 256 Commercial Way, London, Southwark
- Flat 13, Budleigh House Lindley Estate, Friary Road
- 52 Bird In Bush Road, London, Southwark
- Unit 26, Kent Park Industrial Estate, Ruby Street
- Unit 4, Daisy Business Park, 35 - 37 Sylvan Grove
- Flat 47, Skenfrith House Ledbury Estate, Commercial Way
- Flat 4, Skenfrith House Ledbury Estate, Commercial Way
- 6 Ethnard Road, London, Southwark
- 54 Ethnard Road, London, Southwark
- 28B Nutcroft Road, London, Southwark
- Flat 12, Harry Lamborn House, 9 Gervase Street
- 40B Kincaid Road, London, Southwark
- 20 Caroline Gardens, Asylum Road, London
- 64 Pennethorne Road, London, Southwark
- 43 Pennethorne Road, London, Southwark
- Apartment A, 6 Asylum Road, London
- 147 Caroline Gardens, Asylum Road, London
- 133 Caroline Gardens, Asylum Road, London
- 132 Caroline Gardens, Asylum Road, London
- 62 Caroline Gardens, Asylum Road, London
- 46 Caroline Gardens, Asylum Road, London
- 90 Caroline Gardens, Asylum Road, London
- Apartment P, 6 Asylum Road, London
- 81 Caroline Gardens, Asylum Road, London
- 79 Caroline Gardens, Asylum Road, London
- 78 Caroline Gardens, Asylum Road, London
- 108 Caroline Gardens, Asylum Road, London
- 103 Caroline Gardens, Asylum Road, London
- 25A Elcot Avenue, London, Southwark
- 4A Holbeck Row, London, Southwark
- 121A Friary Road, London, Southwark
- 270A Commercial Way, London, Southwark
- 268C Commercial Way, London, Southwark
- 252B Commercial Way, London, Southwark
- 230D Commercial Way, London, Southwark
- 46A Nutcroft Road, London, Southwark
- 32A Nutcroft Road, London, Southwark
- Flat 9, Lynn House Friary Estate, Green Hundred Road
- 28 Hillbeck Close, London, Southwark
- 25 Hillbeck Close, London, Southwark
- Flat 16, Lynn House Friary Estate, Green Hundred Road
- Flat 50, Peterchurch House Ledbury Estate, Commercial Way
- Flat 49, Peterchurch House Ledbury Estate, Commercial Way
- Flat 19, Peterchurch House Ledbury Estate, Commercial Way
- 50A Bird In Bush Road, London, Southwark
- Flat A, 27 Ethnard Road, London

- 26 Lympstone Gardens, London, Southwark
- 278 Commercial Way, London, Southwark
- 73 Naylor Road, London, Southwark
- 2 Hoyland Close, London, Southwark
- Flat 40, Skenfrith House Ledbury Estate, Commercial Way
- 54 Bird In Bush Road, London, Southwark
- Flat 34, Skenfrith House Ledbury Estate, Commercial Way
- Flat 16, Skenfrith House Ledbury Estate, Commercial Way
- Flat 51, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 45, Sarnsfield House Ledbury Estate, Pencraig Way
- 55 Elcot Avenue, London, Southwark
- 37 Elcot Avenue, London, Southwark
- 13 Ledbury Street, London, Southwark
- 82 Lympstone Gardens, London, Southwark
- 74 Lympstone Gardens, London, Southwark
- Flat 13, Peterchurch House Ledbury Estate, Commercial Way
- Flat 23, 24 Sylvan Grove, London
- Flat 2, 24 Sylvan Grove, London
- 7 Hoyland Close, London, Southwark
- 100B Friary Road, London, Southwark
- 230C Commercial Way, London, Southwark
- Flat 4, Budleigh House Lindley Estate, Friary Road
- Flat 15, Budleigh House Lindley Estate, Friary Road
- Flat 6, Royal London Buildings, Old Kent Road
- Flat B, 92-94 Friary Road, London
- Flat 56, Peterchurch House Ledbury Estate, Commercial Way
- Flat 48, Peterchurch House Ledbury Estate, Commercial Way
- Flat 2, Lyons Court, 35 Green Hundred Road
- Flat 53, Skenfrith House Ledbury Estate, Commercial Way
- Flat 45, Skenfrith House Ledbury Estate, Commercial Way
- 35 Ethnard Road, London, Southwark
- 23 Ethnard Road, London, Southwark
- 28 Ethnard Road, London, Southwark
- 22 Ethnard Road, London, Southwark
- 6 Elcot Avenue, London, Southwark
- Flat 38, Bromyard House Ledbury Estate, Commercial Way
- 29 Windspoint Drive, London, Southwark
- 1 Ledbury Street, London, Southwark
- Flat 33, Skenfrith House Ledbury Estate, Commercial Way
- Flat 7, 8 Sylvan Grove, London
- 15 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 8, Furley House Friary Estate, Haymerle Road
- Apartment N, 6 Asylum Road, London
- 21 Caroline Gardens, Asylum Road, London
- 11 Caroline Gardens, Asylum Road, London
- 70 Cardiff House Friary Estate, Peckham Park Road, London
- 172 Caroline Gardens, Asylum Road, London

- 167 Caroline Gardens, Asylum Road, London
- 164 Caroline Gardens, Asylum Road, London
- 5 Gervase Street, London, Southwark
- 117 Caroline Gardens, Asylum Road, London
- 46 Cardiff House Friary Estate, Peckham Park Road, London
- 4 Cardiff House Friary Estate, Peckham Park Road, London
- 30 Cardiff House Friary Estate, Peckham Park Road, London
- 65 Caroline Gardens, Asylum Road, London
- 26 Grantham House Friary Estate, Green Hundred Road, London
- 4 Lewes House Friary Estate, Green Hundred Road, London
- 36 Lewes House Friary Estate, Green Hundred Road, London
- 29 Lewes House Friary Estate, Green Hundred Road, London
- 8 Grantham House Friary Estate, Green Hundred Road, London
- 6 Grantham House Friary Estate, Green Hundred Road, London
- 42 Grantham House Friary Estate, Green Hundred Road, London
- 18 Aylesbury House Friary Estate, Friary Road, London
- 41 Pennethorne Road, London, Southwark
- 154 Caroline Gardens, Asylum Road, London
- 143 Caroline Gardens, Asylum Road, London
- 118 Caroline Gardens, Asylum Road, London
- 67 Caroline Gardens, Asylum Road, London
- 127 Friary Road, London, Southwark
- 4A Asylum Road, London, Southwark
- 38 Caroline Gardens, Asylum Road, London
- 89 Caroline Gardens, Asylum Road, London
- 105 Caroline Gardens, Asylum Road, London
- Flat 8, Harry Lamborn House, 9 Gervase Street
- Flat 7, Harry Lamborn House, 9 Gervase Street
- 86B Friary Road, London, Southwark
- 276A Commercial Way, London, Southwark
- 25 Ethnard Road, London, Southwark
- Flat 9, Peterchurch House Ledbury Estate, Commercial Way
- Duke Of Sussex, 77 Friary Road, London
- 76 Naylor Road, London, Southwark
- 66 Naylor Road, London, Southwark
- 62 Naylor Road, London, Southwark
- Flat 18, Lynn House Friary Estate, Green Hundred Road
- Flat 28, Peterchurch House Ledbury Estate, Commercial Way
- Flat 18, Peterchurch House Ledbury Estate, Commercial Way
- Flat 48, Skenfrith House Ledbury Estate, Commercial Way
- 83 Friary Road, London, Southwark
- Flat 19, Bridgnorth House Friary Estate, Peckham Park Road
- 3 Sylvan Terrace, Sylvan Grove, London
- Flat 54, Bromyard House Ledbury Estate, Commercial Way
- 18 Ledbury Street, London, Southwark
- 15 Ledbury Street, London, Southwark
- 57 Lymptone Gardens, London, Southwark

- Flat 4, Bromyard House Ledbury Estate, Commercial Way
- 310 Commercial Way, London, Southwark
- Flat 24, Lynn House Friary Estate, Green Hundred Road
- 671-679 Old Kent Road, London, Southwark
- Flat 25, Skenfrith House Ledbury Estate, Commercial Way
- Flat 23, Skenfrith House Ledbury Estate, Commercial Way
- Flat 20, Skenfrith House Ledbury Estate, Commercial Way
- Flat 19, Skenfrith House Ledbury Estate, Commercial Way
- Flat 22, 8 Sylvan Grove, London
- Flat 12, 8 Sylvan Grove, London
- 42 Caroline Gardens, Asylum Road, London
- 39 Caroline Gardens, Asylum Road, London
- 97 Caroline Gardens, Asylum Road, London
- Flat 6, Haymerle House Friary Estate, Haymerle Road
- Flat 16, Haymerle House Friary Estate, Haymerle Road
- 29 Caroline Gardens, Asylum Road, London
- 176 Caroline Gardens, Asylum Road, London
- 110 Caroline Gardens, Asylum Road, London
- Flat 5, Harry Lamborn House, 9 Gervase Street
- Flat 22, Harry Lamborn House, 9 Gervase Street
- 131 Caroline Gardens, Asylum Road, London
- 126 Caroline Gardens, Asylum Road, London
- 41 Cardiff House Friary Estate, Peckham Park Road, London
- 68 Pennethorne Road, London, Southwark
- 63 Caroline Gardens, Asylum Road, London
- 12 Reading House Friary Estate, Green Hundred Road, London
- 2 Grantham House Friary Estate, Green Hundred Road, London
- 17 Grantham House Friary Estate, Green Hundred Road, London
- 13 Grantham House Friary Estate, Green Hundred Road, London
- 53B Elcot Avenue, London, Southwark
- Bottom Flat, 15 Nutcroft Road, London
- 25 Lewes House Friary Estate, Green Hundred Road, London
- 17 Lewes House Friary Estate, Green Hundred Road, London
- 10 Lewes House Friary Estate, Green Hundred Road, London
- 36 Grantham House Friary Estate, Green Hundred Road, London
- 19 Exeter House Friary Estate, Friary Road, London
- 4 Ely House Friary Estate, Friary Road, London
- 22 Ely House Friary Estate, Friary Road, London
- 37 Aylesbury House Friary Estate, Friary Road, London
- First Floor Flat, 65 Asylum Road, London
- 1 Greenways, 298 Commercial Way, London
- 59 Lympstone Gardens, London, Southwark
- 9 Pencraig Way, London, Southwark
- 8 Pencraig Way, London, Southwark
- 4 Pencraig Way, London, Southwark
- 25 Pencraig Way, London, Southwark
- 23 Pencraig Way, London, Southwark

- 13 Elcot Avenue, London, Southwark
- 21 Holbeck Row, London, Southwark
- 10 Holbeck Row, London, Southwark
- Flat 34, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 15, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 40, Bromyard House Ledbury Estate, Commercial Way
- 664 - 666 Old Kent Road, London, Southwark
- 12 Cardine Mews, London, Southwark
- Flat 28, Bromyard House Ledbury Estate, Commercial Way
- 232 Commercial Way, London, Southwark
- 220 Commercial Way, London, Southwark
- 1 Pencraig Way, London, Southwark
- 30 Windspoint Drive, London, Southwark
- 12 Windspoint Drive, London, Southwark
- 65 Ethnard Road, London, Southwark
- 53 Ethnard Road, London, Southwark
- Flat 4, Holme House, Studholme Street
- Unit 16 To 18, Kent Park Industrial Estate, Ruby Street
- 674 Old Kent Road, London, Southwark
- 346 Commercial Way, London, Southwark
- Flat 9, Credenhill House Ledbury Estate, Ledbury Street
- Flat 10, Credenhill House Ledbury Estate, Ledbury Street
- 5B Nutcroft Road, London, Southwark
- 27A Nutcroft Road, London, Southwark
- 25B Nutcroft Road, London, Southwark
- 48 Nutcroft Road, London, Southwark
- 115 Fenham Road, London, Southwark
- 2A Ruby Street, London, Southwark
- 116A Friary Road, London, Southwark
- Flat 12, 18 Sylvan Grove, London
- Flat 9, 18 Sylvan Grove, London
- 58B , 58 Nutcroft Road, London
- Flat 2, 721 Old Kent Road, London
- Flat 7, Cygnet Court, 4 Friary Road
- 70C Friary Road, London, Southwark
- Unit 36, Ullswater House, Hillbeck Close
- Unit 33, Ullswater House, Hillbeck Close
- 4 Silkin Mews, London, Southwark
- Land At, 709 Old Kent Road, London
- 7 Thomas Milner House, 75 Bird In Bush Road, London
- 2 Thomas Milner House, 75 Bird In Bush Road, London
- 7 Tavern Apartments, 102 Bird In Bush Road, London
- Ullswater House, Hillbeck Close, London
- First Floor, 12B Asylum Road, London
- Unit 1093, 737 - 745 Old Kent Road, London
- Flat A, 691-695 Old Kent Road, London
- 2 Ely House Friary Estate, Friary Road, London

- Flat 3, Milestone Court, 1 Wales Close
- 60 Bird In Bush Road, London, Southwark
- Third Floor, 777 Old Kent Road, London
- Unit 5 First Floor, Daisy Business Park, 35 - 37 Sylvan Grove
- 19 Royston House Friary Estate, Green Hundred Road, London
- 13 Breamore House Friary Estate, Friary Road, London
- 7 Aylesbury House Friary Estate, Friary Road, London
- 38 Reading House Friary Estate, Green Hundred Road, London
- 3 Reading House Friary Estate, Green Hundred Road, London
- 45 Aylesbury House Friary Estate, Friary Road, London
- Room 3, 720 Old Kent Road, London
- 4 Thomas Milner House, 75 Bird In Bush Road, London
- 9A Exeter House Friary Estate, Friary Road, London
- 34 Reading House Friary Estate, Green Hundred Road, London
- 31 Reading House Friary Estate, Green Hundred Road, London
- 15 Reading House Friary Estate, Green Hundred Road, London
- 30 Lewes House Friary Estate, Green Hundred Road, London
- 7 Breamore House Friary Estate, Friary Road, London
- 21 Breamore House Friary Estate, Friary Road, London
- 12 Breamore House Friary Estate, Friary Road, London
- 10 Breamore House Friary Estate, Friary Road, London
- 24 Lewes House Friary Estate, Green Hundred Road, London
- 20 Lewes House Friary Estate, Green Hundred Road, London
- 9 Grantham House Friary Estate, Green Hundred Road, London
- 5 Grantham House Friary Estate, Green Hundred Road, London
- 32 Grantham House Friary Estate, Green Hundred Road, London
- 39A Aylesbury House Friary Estate, Friary Road, London
- 30A Aylesbury House Friary Estate, Friary Road, London
- 25 Grantham House Friary Estate, Green Hundred Road, London
- 19 Grantham House Friary Estate, Green Hundred Road, London
- 14 Aylesbury House Friary Estate, Friary Road, London
- 6 Ely House Friary Estate, Friary Road, London
- 11 Ely House Friary Estate, Friary Road, London
- 5 Greenways, 298 Commercial Way, London
- 709 Old Kent Road, London, Southwark
- Flat 2, Milestone Court, 1 Wales Close
- Second Floor Flat, 681 Old Kent Road, London
- 17 Studholme Street, London, Southwark
- 74 Cardiff House Friary Estate, Peckham Park Road, London
- 71 Cardiff House Friary Estate, Peckham Park Road, London
- 67 Cardiff House Friary Estate, Peckham Park Road, London
- 64 Cardiff House Friary Estate, Peckham Park Road, London
- 39 Cardiff House Friary Estate, Peckham Park Road, London
- 38 Cardiff House Friary Estate, Peckham Park Road, London
- 27 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 6, Budleigh House Lindley Estate, Friary Road
- Flat 5, Budleigh House Lindley Estate, Friary Road

- Flat 17, Budleigh House Lindley Estate, Friary Road
- Flat 14, Budleigh House Lindley Estate, Friary Road
- 328 Commercial Way, London, Southwark
- 320 Commercial Way, London, Southwark
- 302 Commercial Way, London, Southwark
- 9 Lympstone Gardens, London, Southwark
- 8 Lympstone Gardens, London, Southwark
- 23 Lympstone Gardens, London, Southwark
- 20 Lympstone Gardens, London, Southwark
- 2 Lympstone Gardens, London, Southwark
- 11 Lympstone Gardens, London, Southwark
- 282 Commercial Way, London, Southwark
- 87 Naylor Road, London, Southwark
- 81 Naylor Road, London, Southwark
- 56 Bird In Bush Road, London, Southwark
- 48 Bird In Bush Road, London, Southwark
- Flat A, 80 Bird In Bush Road, London
- 75C Friary Road, London, Southwark
- 64A Naylor Road, London, Southwark
- Flat 30, Skenfrith House Ledbury Estate, Commercial Way
- Flat 21, Skenfrith House Ledbury Estate, Commercial Way
- Flat 54, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 53, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 5, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 47, Sarnsfield House Ledbury Estate, Pencraig Way
- 28 Naylor Road, London, Southwark
- 26 Naylor Road, London, Southwark
- 53B Naylor Road, London, Southwark
- 7 Ledbury Street, London, Southwark
- 5 Ledbury Street, London, Southwark
- 3 Ledbury Street, London, Southwark
- 21 Ledbury Street, London, Southwark
- 2 Ledbury Street, London, Southwark
- 68 Lympstone Gardens, London, Southwark
- 6 Pencraig Way, London, Southwark
- 19 Pencraig Way, London, Southwark
- 21 Elcot Avenue, London, Southwark
- Flat 39, Bromyard House Ledbury Estate, Commercial Way
- 2 Cardine Mews, London, Southwark
- 27 Naylor Road, London, Southwark
- 238 Commercial Way, London, Southwark
- 15 Pencraig Way, London, Southwark
- 4 Windspoint Drive, London, Southwark
- 22 Windspoint Drive, London, Southwark
- 59 Ethnard Road, London, Southwark
- 39 Ethnard Road, London, Southwark
- 37 Ethnard Road, London, Southwark

- 40A Ethnard Road, London, Southwark
- Flat 5, Holme House, Studholme Street
- 71A Friary Road, London, Southwark
- Basement, 635 Old Kent Road, London
- First To Third Floors, 662 Old Kent Road, London
- 2 Tortington House Friary Estate, Bird In Bush Road, London
- 9 Stanesgate House Friary Estate, Bird In Bush Road, London
- Block A Room 6, Milestone Court, 1 Wales Close
- Room 9, 720 Old Kent Road, London
- 21 Albert Way, London, Southwark
- Unit 29A, Ullswater House, Hillbeck Close
- Unit 13, Ullswater House, Hillbeck Close
- 8 Tortington House Friary Estate, Bird In Bush Road, London
- 1 Tortington House Friary Estate, Bird In Bush Road, London
- 13 Stanesgate House Friary Estate, Bird In Bush Road, London
- 21 Royston House Friary Estate, Green Hundred Road, London
- 17 Royston House Friary Estate, Green Hundred Road, London
- 15 Royston House Friary Estate, Green Hundred Road, London
- 13 Royston House Friary Estate, Green Hundred Road, London
- 27 Reading House Friary Estate, Green Hundred Road, London
- 26 Reading House Friary Estate, Green Hundred Road, London
- 26 Lewes House Friary Estate, Green Hundred Road, London
- 22 Lewes House Friary Estate, Green Hundred Road, London
- 26 Aylesbury House Friary Estate, Friary Road, London
- 29 Grantham House Friary Estate, Green Hundred Road, London
- 14 Grantham House Friary Estate, Green Hundred Road, London
- 16 Gisburn House Friary Estate, Green Hundred Road, London
- 14 Gisburn House Friary Estate, Green Hundred Road, London
- 15 Exeter House Friary Estate, Friary Road, London
- 12 Exeter House Friary Estate, Friary Road, London
- 19 Ely House Friary Estate, Friary Road, London
- 16 Ely House Friary Estate, Friary Road, London
- 12 Ely House Friary Estate, Friary Road, London
- Flat 8, Milestone Court, 1 Wales Close
- Top Floor, 30 Nutcroft Road, London
- Top Flat, 15 Nutcroft Road, London
- Flat 6, Milestone Court, 1 Wales Close
- 61 Cardiff House Friary Estate, Peckham Park Road, London
- 54 Cardiff House Friary Estate, Peckham Park Road, London
- 9 Cardiff House Friary Estate, Peckham Park Road, London
- 53 Peckham Park Road, London, Southwark
- Flat 9, Furley House Friary Estate, Haymerle Road
- Flat 2, Furley House Friary Estate, Haymerle Road
- 36 Cardiff House Friary Estate, Peckham Park Road, London
- 23 Cardiff House Friary Estate, Peckham Park Road, London
- 19 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 32, Harry Lamborn House, 9 Gervase Street

- 26 Caroline Gardens, Asylum Road, London
- 17 Caroline Gardens, Asylum Road, London
- Flat 53, Bromyard House Ledbury Estate, Commercial Way
- Flat 31, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 4, Harry Lamborn House, 9 Gervase Street
- 22 Hillbeck Close, London, Southwark
- Unit 2, 777 Old Kent Road, London
- Flat 6, Skenfrith House Ledbury Estate, Commercial Way
- 7 Gervase Street, London, Southwark
- 157 Caroline Gardens, Asylum Road, London
- 66 Pennethorne Road, London, Southwark
- 7 Windspoint Drive, London, Southwark
- Flat 5, Lynn House Friary Estate, Green Hundred Road
- 57 Friary Road, London, Southwark
- Flat 8, 18 Sylvan Grove, London
- 70 Caroline Gardens, Asylum Road, London
- Unit 35, Ullswater House, Hillbeck Close
- Flat 22, 24 Sylvan Grove, London
- Flat B, 669 Old Kent Road, London
- 2 Aylesbury House Friary Estate, Friary Road, London
- 7 Tortington House Friary Estate, Bird In Bush Road, London
- Peckham Park Road Baptist Chapel, Peckham Park Road, London
- Flat 28, Sarnsfield House Ledbury Estate, Pencraig Way
- 28 Reading House Friary Estate, Green Hundred Road, London
- Flat 16, Bridgnorth House Friary Estate, Peckham Park Road
- 12 Tortington House Friary Estate, Bird In Bush Road, London
- 25A Nutcroft Road, London, Southwark
- Flat 2, Cygnet Court, 4 Friary Road
- 651-653 Old Kent Road, London, Southwark
- 51 Elcot Avenue, London, Southwark
- 3 Gisburn House Friary Estate, Green Hundred Road, London
- Flat 55, Skenfrith House Ledbury Estate, Commercial Way
- 30 Aylesbury House Friary Estate, Friary Road, London
- 8 Royston House Friary Estate, Green Hundred Road, London
- Flat 33, Harry Lamborn House, 9 Gervase Street
- 36 Lympstone Gardens, London, Southwark
- Franciscan Friary, Friary Road, London
- 16 Aylesbury House Friary Estate, Friary Road, London
- Flat 17, Peterchurch House Ledbury Estate, Commercial Way
- 7 Studholme Street, London, Southwark
- Flat 30, Harry Lamborn House, 9 Gervase Street
- 10 Thomas Milner House, 75 Bird In Bush Road, London
- Rear Of, 636 Old Kent Road, London
- 58 Bird In Bush Road, London, Southwark
- Flat 9B, Royal London Buildings, Old Kent Road
- 63 Ethnard Road, London, Southwark
- Flat 14, Haymerle House Friary Estate, Haymerle Road

- Flat 22, Budleigh House Lindley Estate, Friary Road
- 4 Elcot Avenue, London, Southwark
- 66 Lympstone Gardens, London, Southwark
- Flat 15, Haymerle House Friary Estate, Haymerle Road
- Flat 3, Harry Lamborn House, 9 Gervase Street
- Flat 28, Harry Lamborn House, 9 Gervase Street
- Flat 25, Harry Lamborn House, 9 Gervase Street
- Flat 21, Harry Lamborn House, 9 Gervase Street
- 3 Caroline Gardens, Asylum Road, London
- 28 Caroline Gardens, Asylum Road, London
- 10 Caroline Gardens, Asylum Road, London
- 175 Caroline Gardens, Asylum Road, London
- 165 Caroline Gardens, Asylum Road, London
- 163 Caroline Gardens, Asylum Road, London
- 155 Caroline Gardens, Asylum Road, London
- 61 Caroline Gardens, Asylum Road, London
- 59 Caroline Gardens, Asylum Road, London
- 13 Gervase Street, London, Southwark
- Milestone Court, 1 Wales Close, London
- 4 Asylum Road, London, Southwark
- Apartment J, 6 Asylum Road, London
- 102 Caroline Gardens, Asylum Road, London
- 12A Asylum Road, London, Southwark
- Flat 26, Lynn House Friary Estate, Green Hundred Road
- 3 Hillbeck Close, London, Southwark
- 24 Hillbeck Close, London, Southwark
- 21 Hillbeck Close, London, Southwark
- 24 Ethnard Road, London, Southwark
- Flat 19, Lynn House Friary Estate, Green Hundred Road
- Flat 36, Peterchurch House Ledbury Estate, Commercial Way
- Flat 30, Peterchurch House Ledbury Estate, Commercial Way
- Flat 8, Skenfrith House Ledbury Estate, Commercial Way
- Flat 54, Skenfrith House Ledbury Estate, Commercial Way
- Flat 52, Skenfrith House Ledbury Estate, Commercial Way
- 58A Bird In Bush Road, London, Southwark
- 16B Ethnard Road, London, Southwark
- 4 Lympstone Gardens, London, Southwark
- 29 Lympstone Gardens, London, Southwark
- 296 Commercial Way, London, Southwark
- 286 Commercial Way, London, Southwark
- Flat 43, Skenfrith House Ledbury Estate, Commercial Way
- Flat 40, Sarnsfield House Ledbury Estate, Pencraig Way
- 22 Naylor Road, London, Southwark
- 16 Naylor Road, London, Southwark
- 61A Naylor Road, London, Southwark
- 22 Elcot Avenue, London, Southwark
- 43 Elcot Avenue, London, Southwark

- 35 Elcot Avenue, London, Southwark
- 3 Naylor Road, London, Southwark
- 14 Ledbury Street, London, Southwark
- 10 Ledbury Street, London, Southwark
- 67 Lympstone Gardens, London, Southwark
- 5 Pencraig Way, London, Southwark
- 24 Pencraig Way, London, Southwark
- Flat 13, Credenhill House Ledbury Estate, Ledbury Street
- 9B Nutcroft Road, London, Southwark
- 7 Albert Way, London, Southwark
- 2 Albert Way, London, Southwark
- 14A Sylvan Grove, London, Southwark
- Flat 16, 24 Sylvan Grove, London
- Flat 16, 18 Sylvan Grove, London
- Flat 20, 8 Sylvan Grove, London
- Apartment 2, 112 Friary Road, London
- Flat 3, Cygnet Court, 4 Friary Road
- 26 Holbeck Row, London, Southwark
- Unit 40, Ullswater House, Hillbeck Close
- Unit 25, Ullswater House, Hillbeck Close
- Unit 17, Ullswater House, Hillbeck Close
- Unit 12, Ullswater House, Hillbeck Close
- Unit 9, Ullswater House, Hillbeck Close
- First Floor Flat, 660 Old Kent Road, London
- 8 Silkin Mews, London, Southwark
- Flat 14, Meridian Court, 2 Gervase Street
- 5 Studholme Street, London, Southwark
- Ground Floor And First Floor, 685-689 Old Kent Road, London
- First Floor Front, 635 Old Kent Road, London
- 49 Naylor Road, London, Southwark
- 5 Thomas Milner House, 75 Bird In Bush Road, London
- 11 Thomas Milner House, 75 Bird In Bush Road, London
- 9 Thomas Milner House, 75 Bird In Bush Road, London
- First Floor Flat, 720A Old Kent Road, London
- 109 Friary Road, London, Southwark
- 23 Hoyland Close, London, Southwark
- Flat 16, Meridian Court, 2 Gervase Street
- Lbs Fleet Services, Old Kent Road, London
- Flat 34, Bromyard House Ledbury Estate, Commercial Way
- 25B Elcot Avenue, London, Southwark
- 268F Commercial Way, London, Southwark
- Flat 26, Peterchurch House Ledbury Estate, Commercial Way
- 62 Lympstone Gardens, London, Southwark
- 71 Friary Road, London, Southwark
- Flat 17, Haymerle House Friary Estate, Haymerle Road
- Flat 3, Credenhill House Ledbury Estate, Ledbury Street
- Flat 4, 721 Old Kent Road, London

- Flat 4, Milestone Court, 1 Wales Close
- 12 Cardiff House Friary Estate, Peckham Park Road, London
- 316 Commercial Way, London, Southwark
- 23 Hillbeck Close, London, Southwark
- Unit 1, 2-12 Ruby Street, London
- 5 Cardine Mews, London, Southwark
- 14 Lewes House Friary Estate, Green Hundred Road, London
- 44 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 1, 670 Old Kent Road, London
- 82 Friary Road, London, Southwark
- 141 Caroline Gardens, Asylum Road, London
- 127 Caroline Gardens, Asylum Road, London
- 114 Caroline Gardens, Asylum Road, London
- 1 Marmont Road, London, Southwark
- 44 Caroline Gardens, Asylum Road, London
- Unit C, 6 Asylum Road, London
- Apartment L, 6 Asylum Road, London
- 6B Holbeck Row, London, Southwark
- 274B Commercial Way, London, Southwark
- 268D Commercial Way, London, Southwark
- 250A Commercial Way, London, Southwark
- 36B Nutcroft Road, London, Southwark
- Flat 25, Lynn House Friary Estate, Green Hundred Road
- Flat 2, Lynn House Friary Estate, Green Hundred Road
- Flat 8, Peterchurch House Ledbury Estate, Commercial Way
- 13 Ethnard Road, London, Southwark
- 11 Ethnard Road, London, Southwark
- 56 Ethnard Road, London, Southwark
- 336 Commercial Way, London, Southwark
- Flat 42, Peterchurch House Ledbury Estate, Commercial Way
- Flat 37, Peterchurch House Ledbury Estate, Commercial Way
- Flat 34, Peterchurch House Ledbury Estate, Commercial Way
- Flat 20, Peterchurch House Ledbury Estate, Commercial Way
- Flat 12, Peterchurch House Ledbury Estate, Commercial Way
- Flat 11, Peterchurch House Ledbury Estate, Commercial Way
- Flat 50, Skenfrith House Ledbury Estate, Commercial Way
- Flat 49, Skenfrith House Ledbury Estate, Commercial Way
- Flat 15, Bridgnorth House Friary Estate, Peckham Park Road
- 10A Ethnard Road, London, Southwark
- 45 Lympstone Gardens, London, Southwark
- 43 Lympstone Gardens, London, Southwark
- 19 Lympstone Gardens, London, Southwark
- 8 Naylor Road, London, Southwark
- 290 Commercial Way, London, Southwark
- 77 Naylor Road, London, Southwark
- 22 Hoyland Close, London, Southwark
- 17 Hoyland Close, London, Southwark

- 80 Bird In Bush Road, London, Southwark
- 74 Bird In Bush Road, London, Southwark
- 64 Bird In Bush Road, London, Southwark
- Flat 10, Budleigh House Lindley Estate, Friary Road
- 75A Friary Road, London, Southwark
- 80A Naylor Road, London, Southwark
- Flat 1, Skenfrith House Ledbury Estate, Commercial Way
- Flat 39, Sarnsfield House Ledbury Estate, Pencraig Way
- 50B Naylor Road, London, Southwark
- 59A Naylor Road, London, Southwark
- 57B Naylor Road, London, Southwark
- Flat 11, Furley House Friary Estate, Haymerle Road
- 128 Caroline Gardens, Asylum Road, London
- 83 Naylor Road, London, Southwark
- Flat 46, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 52, Sarnsfield House Ledbury Estate, Pencraig Way
- 53A Naylor Road, London, Southwark
- 13 Nutcroft Road, London, Southwark
- Flat 3, Royal London Buildings, Old Kent Road
- Unit F, 45 Devon Street, London
- 7 Cardine Mews, London, Southwark
- 11 Cardine Mews, London, Southwark
- 21 Naylor Road, London, Southwark
- 29 Nutcroft Road, London, Southwark
- Flat 30, Sarnsfield House Ledbury Estate, Pencraig Way
- 17 Hillbeck Close, London, Southwark
- 20A Holbeck Row, London, Southwark
- 3 Lympstone Gardens, London, Southwark
- 30 Naylor Road, London, Southwark
- Flat 17, Lynn House Friary Estate, Green Hundred Road
- Flat 13, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 2, Credenhill House Ledbury Estate, Ledbury Street
- 10 Albert Way, London, Southwark
- 39 Elcot Avenue, London, Southwark
- 3 Pencraig Way, London, Southwark
- 242 Commercial Way, London, Southwark
- 16 Hoyland Close, London, Southwark
- Flat E, 92-94 Friary Road, London
- Flat 4, Peterchurch House Ledbury Estate, Commercial Way
- Flat 33, Peterchurch House Ledbury Estate, Commercial Way
- 29 Ethnard Road, London, Southwark
- 17A Nutcroft Road, London, Southwark
- 1B Nutcroft Road, London, Southwark
- Flat 35, Bromyard House Ledbury Estate, Commercial Way
- Flat 23, Peterchurch House Ledbury Estate, Commercial Way
- 18 Windspoint Drive, London, Southwark
- 75 Ethnard Road, London, Southwark

- 67 Ethnard Road, London, Southwark
- 106 Friary Road, London, Southwark
- Flat 29, Lynn House Friary Estate, Green Hundred Road
- Flat 27, Skenfrith House Ledbury Estate, Commercial Way
- Flat 4, 18 Sylvan Grove, London
- 52 Caroline Gardens, Asylum Road, London
- Flat 12, Furley House Friary Estate, Haymerle Road
- Flat 23, Haymerle House Friary Estate, Haymerle Road
- Flat 1, Haymerle House Friary Estate, Haymerle Road
- 16 Caroline Gardens, Asylum Road, London
- Flat 29, Harry Lamborn House, 9 Gervase Street
- 68 Caroline Gardens, Asylum Road, London
- 60 Cardiff House Friary Estate, Peckham Park Road, London
- 51 Cardiff House Friary Estate, Peckham Park Road, London
- 18 Pencraig Way, London, Southwark
- 2 Holbeck Row, London, Southwark
- Flat C, 116 Friary Road, London
- Flat 3, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 25, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 7, Bromyard House Ledbury Estate, Commercial Way
- Flat 43, Bromyard House Ledbury Estate, Commercial Way
- 8 Cardine Mews, London, Southwark
- 1 Cardine Mews, London, Southwark
- 33 Naylor Road, London, Southwark
- 84 Friary Road, London, Southwark
- 80 Friary Road, London, Southwark
- 264 Commercial Way, London, Southwark
- 9 Windspoint Drive, London, Southwark
- 24 Windspoint Drive, London, Southwark
- 2 Windspoint Drive, London, Southwark
- 103 Fenham Road, London, Southwark
- 79 Fenham Road, London, Southwark
- 75 Fenham Road, London, Southwark
- Camelot Primary School, Bird In Bush Road, London
- 724 Old Kent Road, London, Southwark
- 648 Old Kent Road, London, Southwark
- 19A Studholme Street, London, Southwark
- 340 Commercial Way, London, Southwark
- Flat 7, Credenhill House Ledbury Estate, Ledbury Street
- Flat 17, Credenhill House Ledbury Estate, Ledbury Street
- Apostolic Faith Church, 95 Fenham Road, London
- 117A Friary Road, London, Southwark
- Flat 15, 24 Sylvan Grove, London
- Unit D, 45 Devon Street, London
- Flat 2, 8 Sylvan Grove, London
- Flat 6, Lyons Court, 35 Green Hundred Road
- Land At, 2-20 Devon Street, London

- Southwark Free School Ledbury Hall, Pencraig Way, London
- Maisonette First Floor To Third Floor Flat, 654 Old Kent Road, London
- Flat 1, Cygnet Court, 4 Friary Road
- Unit 17A, Ullswater House, Hillbeck Close
- 37 Naylor Road, London, Southwark
- Storage Land Part Unit 9, 709 Old Kent Road, London
- 2 Inforum Mews, London, Southwark
- Flat 1, 8 Ethnard Road, London
- First Floor And Second Floor Flat, 108 Friary Road, London
- Unit 6, Daisy Business Park, 35 - 37 Sylvan Grove
- Flat A, 669 Old Kent Road, London
- 5 Tavern Apartments, 102 Bird In Bush Road, London
- Flat 1, 666 Old Kent Road, London
- Units 1 And 2, Daisy Business Park, 35 - 37 Sylvan Grove
- 228 Commercial Way, London, Southwark
- Flat 19, Harry Lamborn House, 9 Gervase Street
- Flat 45, Peterchurch House Ledbury Estate, Commercial Way
- 22 Lympstone Gardens, London, Southwark
- First Floor Flat, 19 Elcot Avenue, London
- Lower Ground Floor Ground Floor And Part First Floor, 735 Old Kent Road, London
- 9 Exeter House Friary Estate, Friary Road, London
- 14 Ely House Friary Estate, Friary Road, London
- 19 Breamore House Friary Estate, Friary Road, London
- Flat 55, Bromyard House Ledbury Estate, Commercial Way
- Flat 10, Bromyard House Ledbury Estate, Commercial Way
- 21 Windspoint Drive, London, Southwark
- 16 Exeter House Friary Estate, Friary Road, London
- 7 Hillbeck Close, London, Southwark
- Flat 9, Meridian Court, 2 Gervase Street
- 22 Breamore House Friary Estate, Friary Road, London
- 294 Commercial Way, London, Southwark
- 66 Ethnard Road, London, Southwark
- 63 Naylor Road, London, Southwark
- 73 Cardiff House Friary Estate, Peckham Park Road, London
- 35 Lympstone Gardens, London, Southwark
- Flat 31, Bromyard House Ledbury Estate, Commercial Way
- 14 Elcot Avenue, London, Southwark
- 17 Windspoint Drive, London, Southwark
- 12 Ethnard Road, London, Southwark
- 2 Lewes House Friary Estate, Green Hundred Road, London
- 2 Exeter House Friary Estate, Friary Road, London
- Flat 8, Meridian Court, 2 Gervase Street
- Flat 8, Bridgnorth House Friary Estate, Peckham Park Road
- 8 Lewes House Friary Estate, Green Hundred Road, London
- Flat 27, 24 Sylvan Grove, London

- 75 Caroline Gardens, Asylum Road, London
- 67 Friary Road, London, Southwark
- Flat 4, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 20, Bromyard House Ledbury Estate, Commercial Way
- 29 Naylor Road, London, Southwark
- Flat 11, Sarnsfield House Ledbury Estate, Pencraig Way
- 29 Hillbeck Close, London, Southwark
- 52 Nutcroft Road, London, Southwark
- 119 Friary Road, London, Southwark
- 12A Sylvan Grove, London, Southwark
- 20 Sylvan Grove, London, Southwark
- 24 Lympstone Gardens, London, Southwark
- Flat 7, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 4, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 6, Credenhill House Ledbury Estate, Ledbury Street
- Unit 20, Kent Park Industrial Estate, Ruby Street
- 670A Old Kent Road, London, Southwark
- 12 Holbeck Row, London, Southwark
- 91 Fenham Road, London, Southwark
- Flat 4, Lyons Court, 35 Green Hundred Road
- 252A Commercial Way, London, Southwark
- 720A Old Kent Road, London, Southwark
- 5 Windspoint Drive, London, Southwark
- 47B Naylor Road, London, Southwark
- 24 Elcot Avenue, London, Southwark
- 12 Elcot Avenue, London, Southwark
- 57 Elcot Avenue, London, Southwark
- 84 Lympstone Gardens, London, Southwark
- 80 Lympstone Gardens, London, Southwark
- 75 Lympstone Gardens, London, Southwark
- 64 Lympstone Gardens, London, Southwark
- 56 Lympstone Gardens, London, Southwark
- 27 Pencraig Way, London, Southwark
- 5 Holbeck Row, London, Southwark
- 17 Holbeck Row, London, Southwark
- Flat 9, Bromyard House Ledbury Estate, Commercial Way
- Flat 42, Bromyard House Ledbury Estate, Commercial Way
- Flat 13, Sarnsfield House Ledbury Estate, Pencraig Way
- 51 Lympstone Gardens, London, Southwark
- 31 Naylor Road, London, Southwark
- Flat 24, Bromyard House Ledbury Estate, Commercial Way
- Flat 23, Bromyard House Ledbury Estate, Commercial Way
- Flat 2, Bromyard House Ledbury Estate, Commercial Way
- 27A Elcot Avenue, London, Southwark
- 16 Pencraig Way, London, Southwark
- 12 Pencraig Way, London, Southwark
- 28 Windspoint Drive, London, Southwark

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- 49 Ethnard Road, London, Southwark
- 105 Fenham Road, London, Southwark
- 641 Old Kent Road, London, Southwark
- 639 Old Kent Road, London, Southwark
- 39 Pennethorne Road, London, Southwark
- 668 Old Kent Road, London, Southwark
- 27 Lewes House Friary Estate, Green Hundred Road, London
- 40 Grantham House Friary Estate, Green Hundred Road, London
- 12 Gisburn House Friary Estate, Green Hundred Road, London
- 11 Aylesbury House Friary Estate, Friary Road, London
- 10 Aylesbury House Friary Estate, Friary Road, London
- Ground Floor Flat, 65 Asylum Road, London
- 14 Exeter House Friary Estate, Friary Road, London
- 1 Exeter House Friary Estate, Friary Road, London
- 5 Tortington House Friary Estate, Bird In Bush Road, London
- World Harvest Christian Centre, 25-27 Ruby Street, London
- 16 Royston House Friary Estate, Green Hundred Road, London
- 11 Breamore House Friary Estate, Friary Road, London
- 5 Reading House Friary Estate, Green Hundred Road, London
- 33 Reading House Friary Estate, Green Hundred Road, London
- Flat 1, 681A Old Kent Road, London
- Second Floor, 777 Old Kent Road, London
- Second Floor Flat, 720A Old Kent Road, London
- 6 Thomas Milner House, 75 Bird In Bush Road, London
- 1 Thomas Milner House, 75 Bird In Bush Road, London
- Ground Floor Flat, 3 Ethnard Road, London
- Block A Room 5, Milestone Court, 1 Wales Close
- Unit 5 Ground Floor, Daisy Business Park, 35 - 37 Sylvan Grove
- Unit 39, Ullswater House, Hillbeck Close
- Unit 37, Ullswater House, Hillbeck Close
- Unit 21, Ullswater House, Hillbeck Close
- Unit 8, Ullswater House, Hillbeck Close
- 16 Tortington House Friary Estate, Bird In Bush Road, London
- 2 Royston House Friary Estate, Green Hundred Road, London
- 29 Reading House Friary Estate, Green Hundred Road, London
- 11 Reading House Friary Estate, Green Hundred Road, London
- 35 Grantham House Friary Estate, Green Hundred Road, London
- 7A Aylesbury House Friary Estate, Friary Road, London
- 34 Aylesbury House Friary Estate, Friary Road, London
- 28 Aylesbury House Friary Estate, Friary Road, London
- 18 Grantham House Friary Estate, Green Hundred Road, London
- 1 Aylesbury House Friary Estate, Friary Road, London
- 1 Gisburn House Friary Estate, Green Hundred Road, London
- 17 Exeter House Friary Estate, Friary Road, London
- 9 Ely House Friary Estate, Friary Road, London
- Flat 8, Cygnet Court, 4 Friary Road
- Flat 1, Milestone Court, 1 Wales Close

- First Floor Flat, 42 Kincaid Road, London
- Unit 5, 25-39 Devon Street, London
- First Floor And Second Floor Flat, 722B Old Kent Road, London
- 56 Naylor Road, London, Southwark
- Flat 24, Skenfrith House Ledbury Estate, Commercial Way
- 28 Pencraig Way, London, Southwark
- 18 Caroline Gardens, Asylum Road, London
- 10A Sylvan Grove, London, Southwark
- 73 Ethnard Road, London, Southwark
- 45 Ethnard Road, London, Southwark
- 41 Caroline Gardens, Asylum Road, London
- Flat 18, 24 Sylvan Grove, London
- 5 Marmont Road, London, Southwark
- 6 Sylvan Terrace, Sylvan Grove, London
- Flat 12, Budleigh House Lindley Estate, Friary Road
- 284 Commercial Way, London, Southwark
- 13 Hoyland Close, London, Southwark
- 9 Elcot Avenue, London, Southwark
- 14 Holbeck Row, London, Southwark
- Unit 15, Ullswater House, Hillbeck Close
- 13 Tortington House Friary Estate, Bird In Bush Road, London
- Flat 1, 8 Sylvan Grove, London
- 113 Fenham Road, London, Southwark
- Flat 21, Peterchurch House Ledbury Estate, Commercial Way
- Flat 18, Budleigh House Lindley Estate, Friary Road
- Unit E, 6 Asylum Road, London
- 338 Commercial Way, London, Southwark
- 60 Naylor Road, London, Southwark
- 123 Caroline Gardens, Asylum Road, London
- Ground Floor Flat, 81 Friary Road, London
- 15 Ely House Friary Estate, Friary Road, London
- 107 Friary Road, London, Southwark
- Flat 29, Peterchurch House Ledbury Estate, Commercial Way
- 38A Kincaid Road, London, Southwark
- 33 Caroline Gardens, Asylum Road, London
- 64 Caroline Gardens, Asylum Road, London
- 19 Caroline Gardens, Asylum Road, London
- 71 Caroline Gardens, Asylum Road, London
- Ground Floor Flat, 19 Elcot Avenue, London
- 47A Naylor Road, London, Southwark
- Flat 15, Bromyard House Ledbury Estate, Commercial Way
- 68 Naylor Road, London, Southwark
- Flat 11, Harry Lamborn House, 9 Gervase Street
- 48 Ethnard Road, London, Southwark
- Unit 11, Ullswater House, Hillbeck Close
- Flat 11, Haymerle House Friary Estate, Haymerle Road
- Flat 20, 24 Sylvan Grove, London

- 29 Cardiff House Friary Estate, Peckham Park Road, London
- 19 Lewes House Friary Estate, Green Hundred Road, London
- Flat 9, Harry Lamborn House, 9 Gervase Street
- Flat 27, Lynn House Friary Estate, Green Hundred Road
- Flat 8, Credenhill House Ledbury Estate, Ledbury Street
- 27B Nutcroft Road, London, Southwark
- 4 Ledbury Street, London, Southwark
- Flat 3, Holme House, Studholme Street
- Flat 15, Peterchurch House Ledbury Estate, Commercial Way
- Flat 10, Peterchurch House Ledbury Estate, Commercial Way
- Flat 14, 24 Sylvan Grove, London
- Flat 11, 24 Sylvan Grove, London
- Flat 20, 18 Sylvan Grove, London
- 12 Hoyland Close, London, Southwark
- Flat 2, Budleigh House Lindley Estate, Friary Road
- 54A Bird In Bush Road, London, Southwark
- 82 Bird In Bush Road, London, Southwark
- Flat 5, Peterchurch House Ledbury Estate, Commercial Way
- Flat 46, Peterchurch House Ledbury Estate, Commercial Way
- Flat 41, Peterchurch House Ledbury Estate, Commercial Way
- Flat 38, Peterchurch House Ledbury Estate, Commercial Way
- Flat 41, Skenfrith House Ledbury Estate, Commercial Way
- Flat 7, 18 Sylvan Grove, London
- 60 Lympstone Gardens, London, Southwark
- Flat 33, Bromyard House Ledbury Estate, Commercial Way
- 26 Windspoint Drive, London, Southwark
- 44 Lympstone Gardens, London, Southwark
- 89 Naylor Road, London, Southwark
- Flat 4, Lynn House Friary Estate, Green Hundred Road
- Flat 1, 18 Sylvan Grove, London
- Flat 16, 8 Sylvan Grove, London
- Flat 4, 8 Sylvan Grove, London
- Unit B, 6 Asylum Road, London
- 91 Caroline Gardens, Asylum Road, London
- Flat 25, Haymerle House Friary Estate, Haymerle Road
- Flat 20, Haymerle House Friary Estate, Haymerle Road
- Flat 12, Haymerle House Friary Estate, Haymerle Road
- Flat 3, Furley House Friary Estate, Haymerle Road
- 9 Caroline Gardens, Asylum Road, London
- 34 Caroline Gardens, Asylum Road, London
- 68 Cardiff House Friary Estate, Peckham Park Road, London
- 74 Caroline Gardens, Asylum Road, London
- 104 Caroline Gardens, Asylum Road, London
- Flat 36, Harry Lamborn House, 9 Gervase Street
- Flat 31, Harry Lamborn House, 9 Gervase Street
- 129 Caroline Gardens, Asylum Road, London
- 48 Cardiff House Friary Estate, Peckham Park Road, London

- 8 Cardiff House Friary Estate, Peckham Park Road, London
- 62 Pennethorne Road, London, Southwark
- Flat 10, Harry Lamborn House, 9 Gervase Street
- 23 Grantham House Friary Estate, Green Hundred Road, London
- 5 Gisburn House Friary Estate, Green Hundred Road, London
- 10 Ely House Friary Estate, Friary Road, London
- 31 Lewes House Friary Estate, Green Hundred Road, London
- 38 Grantham House Friary Estate, Green Hundred Road, London
- 615-629 Old Kent Road, London, Southwark
- 691-695 Old Kent Road, London, Southwark
- 670 Old Kent Road, London, Southwark
- 682 Old Kent Road, London, Southwark
- Flat 5, Credenhill House Ledbury Estate, Ledbury Street
- 1A Nutcroft Road, London, Southwark
- 44 Nutcroft Road, London, Southwark
- 93 Fenham Road, London, Southwark
- 12 Albert Way, London, Southwark
- 10B Sylvan Grove, London, Southwark
- Flat 28, 24 Sylvan Grove, London
- Flat 21, 24 Sylvan Grove, London
- Flat 13, 24 Sylvan Grove, London
- Flat 11, 18 Sylvan Grove, London
- Flat 5, 18 Sylvan Grove, London
- Flat 3, 18 Sylvan Grove, London
- Unit E, 45 Devon Street, London
- Flat 1, Lyons Court, 35 Green Hundred Road
- Flat 2, 719-721 Old Kent Road, London
- 720C Old Kent Road, London, Southwark
- Flat 6, Cygnet Court, 4 Friary Road
- Unit 10A, Ullswater House, Hillbeck Close
- Flat A, 110 Friary Road, London
- Unit 32, Ullswater House, Hillbeck Close
- Unit 30, Ullswater House, Hillbeck Close
- 23 Nutcroft Road, London, Southwark
- Flat 12, Meridian Court, 2 Gervase Street
- Flat 2, 683 Old Kent Road, London
- 58 Nutcroft Road, London, Southwark
- Block A Room 2, Milestone Court, 1 Wales Close
- Room 4, 720 Old Kent Road, London
- Room 2, 720 Old Kent Road, London
- Unit 7A, 709 Old Kent Road, London
- Flat 3, 666 Old Kent Road, London
- 631-633 Old Kent Road, London, Southwark
- 174 Caroline Gardens, Asylum Road, London
- 35 Nutcroft Road, London, Southwark
- 117 Fenham Road, London, Southwark
- Flat 7, Milestone Court, 1 Wales Close

- 3 Studholme Street, London, Southwark
- 45 Pennethorne Road, London, Southwark
- 55 Peckham Park Road, London, Southwark
- 14 Naylor Road, London, Southwark
- 32 Reading House Friary Estate, Green Hundred Road, London
- 17 Breamore House Friary Estate, Friary Road, London
- 1 Breamore House Friary Estate, Friary Road, London
- 16 Lewes House Friary Estate, Green Hundred Road, London
- 7 Grantham House Friary Estate, Green Hundred Road, London
- 43 Grantham House Friary Estate, Green Hundred Road, London
- 24 Aylesbury House Friary Estate, Friary Road, London
- 30 Grantham House Friary Estate, Green Hundred Road, London
- 24 Grantham House Friary Estate, Green Hundred Road, London
- 22 Grantham House Friary Estate, Green Hundred Road, London
- 1 Grantham House Friary Estate, Green Hundred Road, London
- 5 Exeter House Friary Estate, Friary Road, London
- 4 Exeter House Friary Estate, Friary Road, London
- 10 Exeter House Friary Estate, Friary Road, London
- 23 Ely House Friary Estate, Friary Road, London
- 17 Ely House Friary Estate, Friary Road, London
- Upper Flat, 46 Naylor Road, London
- Ground Floor Flat, 30 Nutcroft Road, London
- 2-20 Devon Street, London, Southwark
- 53A Elcot Avenue, London, Southwark
- 69 Cardiff House Friary Estate, Peckham Park Road, London
- 7 Cardiff House Friary Estate, Peckham Park Road, London
- 16 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 24, Haymerle House Friary Estate, Haymerle Road
- Flat 21, Haymerle House Friary Estate, Haymerle Road
- Flat 10, Haymerle House Friary Estate, Haymerle Road
- Flat 34, Harry Lamborn House, 9 Gervase Street
- Flat 17, Harry Lamborn House, 9 Gervase Street
- 2 Asylum Road, London, Southwark
- 8 Caroline Gardens, Asylum Road, London
- 36 Caroline Gardens, Asylum Road, London
- 35 Caroline Gardens, Asylum Road, London
- 30 Caroline Gardens, Asylum Road, London
- 25 Caroline Gardens, Asylum Road, London
- 2 Caroline Gardens, Asylum Road, London
- 12 Caroline Gardens, Asylum Road, London
- 1 Caroline Gardens, Asylum Road, London
- 58 Pennethorne Road, London, Southwark
- 150 Caroline Gardens, Asylum Road, London
- 146 Caroline Gardens, Asylum Road, London
- 125 Caroline Gardens, Asylum Road, London
- 124 Caroline Gardens, Asylum Road, London
- 119 Caroline Gardens, Asylum Road, London

- 56 Caroline Gardens, Asylum Road, London
- 47 Caroline Gardens, Asylum Road, London
- Unit F, 6 Asylum Road, London
- 85 Caroline Gardens, Asylum Road, London
- 82 Caroline Gardens, Asylum Road, London
- 66 Cardiff House Friary Estate, Peckham Park Road, London
- 57 Cardiff House Friary Estate, Peckham Park Road, London
- 55 Cardiff House Friary Estate, Peckham Park Road, London
- 49 Cardiff House Friary Estate, Peckham Park Road, London
- 47 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 15, Furley House Friary Estate, Haymerle Road
- Flat 13, Furley House Friary Estate, Haymerle Road
- Flat 5, Haymerle House Friary Estate, Haymerle Road
- 6 Cardiff House Friary Estate, Peckham Park Road, London
- 25 Cardiff House Friary Estate, Peckham Park Road, London
- 17 Cardiff House Friary Estate, Peckham Park Road, London
- 14 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 35, Harry Lamborn House, 9 Gervase Street
- 5 Caroline Gardens, Asylum Road, London
- 32 Caroline Gardens, Asylum Road, London
- 166 Caroline Gardens, Asylum Road, London
- 116 Caroline Gardens, Asylum Road, London
- 66 Caroline Gardens, Asylum Road, London
- 53 Caroline Gardens, Asylum Road, London
- 3 Gervase Street, London, Southwark
- 11 Gervase Street, London, Southwark
- 96 Caroline Gardens, Asylum Road, London
- Unit D, 6 Asylum Road, London
- Apartment H, 6 Asylum Road, London
- Apartment R, 6 Asylum Road, London
- Apartment G, 6 Asylum Road, London
- 73 Caroline Gardens, Asylum Road, London
- 106 Caroline Gardens, Asylum Road, London
- 33 Ethnard Road, London, Southwark
- 72A Friary Road, London, Southwark
- 276C Commercial Way, London, Southwark
- 274A Commercial Way, London, Southwark
- 272B Commercial Way, London, Southwark
- 272A Commercial Way, London, Southwark
- 234A Commercial Way, London, Southwark
- 232B Commercial Way, London, Southwark
- 230B Commercial Way, London, Southwark
- Flat 23, Lynn House Friary Estate, Green Hundred Road
- Flat 6, Peterchurch House Ledbury Estate, Commercial Way
- 5 Hillbeck Close, London, Southwark
- 4 Hillbeck Close, London, Southwark
- 20 Hillbeck Close, London, Southwark

- 18 Hillbeck Close, London, Southwark
- 62 Ethnard Road, London, Southwark
- 52 Ethnard Road, London, Southwark
- 32 Ethnard Road, London, Southwark
- 78 Naylor Road, London, Southwark
- Flat 16, Kentmere House Tustin Estate, Manor Grove
- Flat 22, Peterchurch House Ledbury Estate, Commercial Way
- Flat 14, Peterchurch House Ledbury Estate, Commercial Way
- 342 Commercial Way, London, Southwark
- Flat 42, Sarnsfield House Ledbury Estate, Pencraig Way
- 91A Naylor Road, London, Southwark
- 45A Naylor Road, London, Southwark
- Flat 19, Bromyard House Ledbury Estate, Commercial Way
- 50 Lympstone Gardens, London, Southwark
- Flat 12, Bromyard House Ledbury Estate, Commercial Way
- 1 Lympstone Gardens, London, Southwark
- 9 Ledbury Street, London, Southwark
- 1 Sylvan Terrace, Sylvan Grove, London
- Flat 1, Credenhill House Ledbury Estate, Ledbury Street
- 5A Nutcroft Road, London, Southwark
- First Floor And Second Floor Flat, 658 Old Kent Road, London
- 97 Fenham Road, London, Southwark
- 98 Friary Road, London, Southwark
- 69A Friary Road, London, Southwark
- Flat B, 27 Ethnard Road, London
- 10 Hoyland Close, London, Southwark
- Flat 11, Budleigh House Lindley Estate, Friary Road
- 9B Studholme Street, London, Southwark
- Flat 56, Skenfrith House Ledbury Estate, Commercial Way
- 36A Nutcroft Road, London, Southwark
- 83 Lympstone Gardens, London, Southwark
- 72 Lympstone Gardens, London, Southwark
- Flat 9C, Royal London Buildings, Old Kent Road
- 11 Windspoint Drive, London, Southwark
- 61 Ethnard Road, London, Southwark
- 81 Lympstone Gardens, London, Southwark
- Flat 12, Skenfrith House Ledbury Estate, Commercial Way
- Flat 10, 8 Sylvan Grove, London
- 10 Asylum Road, London, Southwark
- 26 Cardiff House Friary Estate, Peckham Park Road, London
- 24 Cardiff House Friary Estate, Peckham Park Road, London
- 80 Caroline Gardens, Asylum Road, London
- 153 Caroline Gardens, Asylum Road, London
- Flat 18, Harry Lamborn House, 9 Gervase Street
- 112 Caroline Gardens, Asylum Road, London
- 37 Cardiff House Friary Estate, Peckham Park Road, London
- 33 Cardiff House Friary Estate, Peckham Park Road, London

- 54 Caroline Gardens, Asylum Road, London
- 25 Reading House Friary Estate, Green Hundred Road, London
- 14 Reading House Friary Estate, Green Hundred Road, London
- 28 Grantham House Friary Estate, Green Hundred Road, London
- 21 Grantham House Friary Estate, Green Hundred Road, London
- 13 Ely House Friary Estate, Friary Road, London
- 34 Grantham House Friary Estate, Green Hundred Road, London
- 17 Gisburn House Friary Estate, Green Hundred Road, London
- 3 Exeter House Friary Estate, Friary Road, London
- 35 Aylesbury House Friary Estate, Friary Road, London
- 21 Gisburn House Friary Estate, Green Hundred Road, London
- 19 Gisburn House Friary Estate, Green Hundred Road, London
- 6 Exeter House Friary Estate, Friary Road, London
- 31 Grantham House Friary Estate, Green Hundred Road, London
- 3 Grantham House Friary Estate, Green Hundred Road, London
- 4 Stanesgate House Friary Estate, Bird In Bush Road, London
- 6 Royston House Friary Estate, Green Hundred Road, London
- 16 Breamore House Friary Estate, Friary Road, London
- Ground Floor Flat, 104 Friary Road, London
- 43 Aylesbury House Friary Estate, Friary Road, London
- Room 6, 720 Old Kent Road, London
- Land, 669 Old Kent Road, London
- Apartment 1, 112 Friary Road, London
- Block A Room 1, Milestone Court, 1 Wales Close
- Unit 2, Ullswater House, Hillbeck Close
- 6 Tortington House Friary Estate, Bird In Bush Road, London
- 3 Tortington House Friary Estate, Bird In Bush Road, London
- 16 Stanesgate House Friary Estate, Bird In Bush Road, London
- 3 Royston House Friary Estate, Green Hundred Road, London
- 23 Royston House Friary Estate, Green Hundred Road, London
- 37 Reading House Friary Estate, Green Hundred Road, London
- 30A Reading House Friary Estate, Green Hundred Road, London
- 20 Reading House Friary Estate, Green Hundred Road, London
- 5 Lewes House Friary Estate, Green Hundred Road, London
- 37 Lewes House Friary Estate, Green Hundred Road, London
- 35 Lewes House Friary Estate, Green Hundred Road, London
- 3 Lewes House Friary Estate, Green Hundred Road, London
- 23 Breamore House Friary Estate, Friary Road, London
- 11 Lewes House Friary Estate, Green Hundred Road, London
- 45 Grantham House Friary Estate, Green Hundred Road, London
- 37 Grantham House Friary Estate, Green Hundred Road, London
- 8 Aylesbury House Friary Estate, Friary Road, London
- 5 Aylesbury House Friary Estate, Friary Road, London
- 44 Aylesbury House Friary Estate, Friary Road, London
- 3 Aylesbury House Friary Estate, Friary Road, London
- 27 Grantham House Friary Estate, Green Hundred Road, London
- 12 Grantham House Friary Estate, Green Hundred Road, London

- 6 Gisburn House Friary Estate, Green Hundred Road, London
- 4 Gisburn House Friary Estate, Green Hundred Road, London
- 24 Gisburn House Friary Estate, Green Hundred Road, London
- 2 Gisburn House Friary Estate, Green Hundred Road, London
- 18 Gisburn House Friary Estate, Green Hundred Road, London
- 13 Gisburn House Friary Estate, Green Hundred Road, London
- 7 Exeter House Friary Estate, Friary Road, London
- 18 Exeter House Friary Estate, Friary Road, London
- 3 Ely House Friary Estate, Friary Road, London
- 666 Old Kent Road, London, Southwark
- Ground Floor Flat, 30 Ethnard Road, London
- 100A Friary Road, London, Southwark
- 41 Naylor Road, London, Southwark
- 58 Ethnard Road, London, Southwark
- Rear Of, 731A Old Kent Road, London
- 122 Caroline Gardens, Asylum Road, London
- 64 Naylor Road, London, Southwark
- Flat 17, 8 Sylvan Grove, London
- 31 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 1, Lynn House Friary Estate, Green Hundred Road
- 20B Ethnard Road, London, Southwark
- 55 Friary Road, London, Southwark
- Schoolkeepers House, St Francis R C Primary School, Friary Road
- 58A , 58 Nutcroft Road, London
- 38 Aylesbury House Friary Estate, Friary Road, London
- 5 Lympstone Gardens, London, Southwark
- Flat 35, Sarnsfield House Ledbury Estate, Pencraig Way
- 55 Lympstone Gardens, London, Southwark
- 57 Caroline Gardens, Asylum Road, London
- Flat 6, Lynn House Friary Estate, Green Hundred Road
- 99 Caroline Gardens, Asylum Road, London
- Flat 2, 8 Ethnard Road, London
- Flat 14, Bromyard House Ledbury Estate, Commercial Way
- 14B Sylvan Grove, London, Southwark
- Flat 15, Credenhill House Ledbury Estate, Ledbury Street
- Flat 18, Sarnsfield House Ledbury Estate, Pencraig Way
- 24 Caroline Gardens, Asylum Road, London
- 20 Grantham House Friary Estate, Green Hundred Road, London
- Flat 31, Skenfrith House Ledbury Estate, Commercial Way
- 276B Commercial Way, London, Southwark
- 23 Windspoint Drive, London, Southwark
- 8 Ely House Friary Estate, Friary Road, London
- 15 Hillbeck Close, London, Southwark
- Room 7, 720 Old Kent Road, London
- Flat 46, Bromyard House Ledbury Estate, Commercial Way
- 50 Cardiff House Friary Estate, Peckham Park Road, London
- 274C Commercial Way, London, Southwark

- 34 Cardiff House Friary Estate, Peckham Park Road, London
- Flat 35, Peterchurch House Ledbury Estate, Commercial Way
- 14 Hillbeck Close, London, Southwark
- 9 Ethnard Road, London, Southwark
- 15 Ethnard Road, London, Southwark
- Second Floor, 12B Asylum Road, London
- 15 Aylesbury House Friary Estate, Friary Road, London
- 169 Caroline Gardens, Asylum Road, London
- 69 Caroline Gardens, Asylum Road, London
- 60 Pennethorne Road, London, Southwark
- 75 Naylor Road, London, Southwark
- Flat 10, Skenfrith House Ledbury Estate, Commercial Way
- 76 Caroline Gardens, Asylum Road, London
- 100 Caroline Gardens, Asylum Road, London
- 31 Ethnard Road, London, Southwark
- 5 Ethnard Road, London, Southwark
- 6A Holbeck Row, London, Southwark
- 226A Commercial Way, London, Southwark
- 28A Nutcroft Road, London, Southwark
- Flat 30, Lynn House Friary Estate, Green Hundred Road
- Flat 53, Peterchurch House Ledbury Estate, Commercial Way
- 19 Hillbeck Close, London, Southwark
- 19 Ethnard Road, London, Southwark
- 50 Ethnard Road, London, Southwark
- 59 Friary Road, London, Southwark
- 70 Naylor Road, London, Southwark
- 58 Naylor Road, London, Southwark
- 48 Naylor Road, London, Southwark
- 11 Hillbeck Close, London, Southwark
- Flat 12, Lynn House Friary Estate, Green Hundred Road
- Flat 11, Lynn House Friary Estate, Green Hundred Road
- Flat 47, Peterchurch House Ledbury Estate, Commercial Way
- Flat 32, Peterchurch House Ledbury Estate, Commercial Way
- Flat 16, Peterchurch House Ledbury Estate, Commercial Way
- 232C Commercial Way, London, Southwark
- Flat 6, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 3, Bridgnorth House Friary Estate, Peckham Park Road
- Flat 17, Bridgnorth House Friary Estate, Peckham Park Road
- 314 Commercial Way, London, Southwark
- 48 Lympstone Gardens, London, Southwark
- 34 Lympstone Gardens, London, Southwark
- 30 Lympstone Gardens, London, Southwark
- 13 Lympstone Gardens, London, Southwark
- 8 Hoyland Close, London, Southwark
- 6 Hoyland Close, London, Southwark
- 3 Hoyland Close, London, Southwark
- 14 Hoyland Close, London, Southwark

- 78 Bird In Bush Road, London, Southwark
- Flat 2, 232D Commercial Way, London
- Flat 1, 232D Commercial Way, London
- 62A Naylor Road, London, Southwark
- 52B Naylor Road, London, Southwark
- Flat 35, Skenfrith House Ledbury Estate, Commercial Way
- Flat 28, Skenfrith House Ledbury Estate, Commercial Way
- Flat 9, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 41, Sarnsfield House Ledbury Estate, Pencraig Way
- 51B Naylor Road, London, Southwark
- 45B Naylor Road, London, Southwark
- 43A Naylor Road, London, Southwark
- Flat 1, 719-721 Old Kent Road, London
- Flat C, 668 Old Kent Road, London
- Unit 22A, Ullswater House, Hillbeck Close
- 724A Old Kent Road, London, Southwark
- 70A Friary Road, London, Southwark
- Unit 28, Ullswater House, Hillbeck Close
- Unit 6, Ullswater House, Hillbeck Close
- Block A Room 4, Milestone Court, 1 Wales Close
- Room 8, 720 Old Kent Road, London
- Unit 1051, 737 - 745 Old Kent Road, London
- 767-775 Old Kent Road, London, Southwark
- Unit 60, Daisy Business Park, 35 - 37 Sylvan Grove
- Flat 55, Peterchurch House Ledbury Estate, Commercial Way
- Flat 56, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 37, Sarnsfield House Ledbury Estate, Pencraig Way
- 78 Lympstone Gardens, London, Southwark
- 70 Bird In Bush Road, London, Southwark
- Unit 7, 25-39 Devon Street, London
- 8 Asylum Road, London, Southwark
- 26 Ethnard Road, London, Southwark
- Flat 8, 8 Sylvan Grove, London
- 726A Old Kent Road, London, Southwark
- 12 Thomas Milner House, 75 Bird In Bush Road, London
- Flat 4, 24 Sylvan Grove, London
- 33 Lympstone Gardens, London, Southwark
- 17 Ethnard Road, London, Southwark
- Flat 48, Bromyard House Ledbury Estate, Commercial Way
- 18 Lewes House Friary Estate, Green Hundred Road, London
- Flat 10, Furley House Friary Estate, Haymerle Road
- 24 Naylor Road, London, Southwark
- 17 Elcot Avenue, London, Southwark
- 268A Commercial Way, London, Southwark
- Flat 51, Peterchurch House Ledbury Estate, Commercial Way
- Flat 18, Credenhill House Ledbury Estate, Ledbury Street
- 79A Caroline Gardens, Asylum Road, London

- 123 Fenham Road, London, Southwark
- Flat 7, Royal London Buildings, Old Kent Road
- 1 Royston House Friary Estate, Green Hundred Road, London
- Unit 18, Ullswater House, Hillbeck Close
- 39 Grantham House Friary Estate, Green Hundred Road, London
- 312 Commercial Way, London, Southwark
- 91 Naylor Road, London, Southwark
- 35 Reading House Friary Estate, Green Hundred Road, London
- 324 Commercial Way, London, Southwark
- Flat 44, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 50, Sarnsfield House Ledbury Estate, Pencraig Way
- 14 Ethnard Road, London, Southwark
- Flat 27, Bromyard House Ledbury Estate, Commercial Way
- Flat 14, Sarnsfield House Ledbury Estate, Pencraig Way
- 52A Bird In Bush Road, London, Southwark
- 82A Bird In Bush Road, London, Southwark
- Flat 10, Bridgnorth House Friary Estate, Peckham Park Road
- 10B Ethnard Road, London, Southwark
- Flat 8, Budleigh House Lindley Estate, Friary Road
- Flat 3, Budleigh House Lindley Estate, Friary Road
- Flat 23, Budleigh House Lindley Estate, Friary Road
- 332 Commercial Way, London, Southwark
- 46 Lympstone Gardens, London, Southwark
- 38 Lympstone Gardens, London, Southwark
- 37 Lympstone Gardens, London, Southwark
- 31 Lympstone Gardens, London, Southwark
- 28 Lympstone Gardens, London, Southwark
- 25 Lympstone Gardens, London, Southwark
- 14 Lympstone Gardens, London, Southwark
- 292 Commercial Way, London, Southwark
- 79 Naylor Road, London, Southwark
- 9 Hoyland Close, London, Southwark
- Flat 37, Skenfrith House Ledbury Estate, Commercial Way
- 75D Friary Road, London, Southwark
- Flat 22, Skenfrith House Ledbury Estate, Commercial Way
- Flat 18, Skenfrith House Ledbury Estate, Commercial Way
- Flat 43, Sarnsfield House Ledbury Estate, Pencraig Way
- 89A Naylor Road, London, Southwark
- 51A Naylor Road, London, Southwark
- 43B Naylor Road, London, Southwark
- 41 Elcot Avenue, London, Southwark
- 17 Ledbury Street, London, Southwark
- 12 Ledbury Street, London, Southwark
- 61 Lympstone Gardens, London, Southwark
- 58 Lympstone Gardens, London, Southwark
- 20 Pencraig Way, London, Southwark
- 22 Holbeck Row, London, Southwark

- 95 Friary Road, London, Southwark
- Flat 26, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 23, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 2, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 19, Sarnsfield House Ledbury Estate, Pencraig Way
- 10 Cardine Mews, London, Southwark
- Flat 21, Bromyard House Ledbury Estate, Commercial Way
- 27B Elcot Avenue, London, Southwark
- 74 Friary Road, London, Southwark
- 248 Commercial Way, London, Southwark
- 13 Pencraig Way, London, Southwark
- 11 Pencraig Way, London, Southwark
- 3 Windspoint Drive, London, Southwark
- 19 Windspoint Drive, London, Southwark
- 10 Windspoint Drive, London, Southwark
- 720 Old Kent Road, London, Southwark
- 246 Commercial Way, London, Southwark
- Flat 1, Holme House, Studholme Street
- 73A Friary Road, London, Southwark
- 25 Aylesbury House Friary Estate, Friary Road, London
- 9 Tortington House Friary Estate, Bird In Bush Road, London
- 4 Greenways, 298 Commercial Way, London
- 8 Thomas Milner House, 75 Bird In Bush Road, London
- 4 Royston House Friary Estate, Green Hundred Road, London
- 6 Aylesbury House Friary Estate, Friary Road, London
- 18 Breamore House Friary Estate, Friary Road, London
- 40 Aylesbury House Friary Estate, Friary Road, London
- Flat 3, 719-721 Old Kent Road, London
- Pilgrims Way Junior And Infant School, Manor Grove, London
- Rear Flat, 724 Old Kent Road, London
- Flat 13, Meridian Court, 2 Gervase Street
- Unit 16, Ullswater House, Hillbeck Close
- Unit 5, Ullswater House, Hillbeck Close
- 116C Friary Road, London, Southwark
- 5 Stanesgate House Friary Estate, Bird In Bush Road, London
- 3 Stanesgate House Friary Estate, Bird In Bush Road, London
- 11 Stanesgate House Friary Estate, Bird In Bush Road, London
- 1 Stanesgate House Friary Estate, Bird In Bush Road, London
- 7 Royston House Friary Estate, Green Hundred Road, London
- 18 Royston House Friary Estate, Green Hundred Road, London
- 2 Reading House Friary Estate, Green Hundred Road, London
- 18 Reading House Friary Estate, Green Hundred Road, London
- 16 Reading House Friary Estate, Green Hundred Road, London
- 13 Reading House Friary Estate, Green Hundred Road, London
- 40 Lewes House Friary Estate, Green Hundred Road, London
- 32 Lewes House Friary Estate, Green Hundred Road, London
- 8 Breamore House Friary Estate, Friary Road, London

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- 15 Lewes House Friary Estate, Green Hundred Road, London
- 46 Aylesbury House Friary Estate, Friary Road, London
- 31 Aylesbury House Friary Estate, Friary Road, London
- 21 Aylesbury House Friary Estate, Friary Road, London
- 11 Grantham House Friary Estate, Green Hundred Road, London
- 8 Gisburn House Friary Estate, Green Hundred Road, London
- 7 Gisburn House Friary Estate, Green Hundred Road, London
- 16A Aylesbury House Friary Estate, Friary Road, London
- 20 Gisburn House Friary Estate, Green Hundred Road, London
- 13 Exeter House Friary Estate, Friary Road, London
- 5 Ely House Friary Estate, Friary Road, London
- First To Third Floors, 664 Old Kent Road, London
- Unit 2, 2-12 Ruby Street, London
- St Francis R C Primary School, Friary Road, London
- First To Third Floor Flat, 656 Old Kent Road, London
- First Floor And Second Floor Flat, 729 Old Kent Road, London
- 98A Friary Road, London, Southwark
- 24 Nutcroft Road, London, Southwark
- 1 Ely House Friary Estate, Friary Road, London
- Flat 5, Cygnet Court, 4 Friary Road
- 106A Friary Road, London, Southwark
- First Floor And Second Floor Flat, 104 Friary Road, London
- First Floor And Second Floor Flat, 3 Ethnard Road, London
- Ground Floor And First Floor Flat, 1 Naylor Road, London
- First Floor Flat, 244 Commercial Way, London
- First Floor Flat, 30 Ethnard Road, London
- Unit 4, 25-39 Devon Street, London
- 721 Old Kent Road, London, Southwark
- 114B Friary Road, London, Southwark
- 98B Friary Road, London, Southwark
- 83 Fenham Road, London, Southwark
- 43 Cardiff House Friary Estate, Peckham Park Road, London
- 49-51 Peckham Park Road, London, Southwark
- Flat 7, Haymerle House Friary Estate, Haymerle Road
- 40 Cardiff House Friary Estate, Peckham Park Road, London
- 3 Cardiff House Friary Estate, Peckham Park Road, London
- 20 Cardiff House Friary Estate, Peckham Park Road, London
- 2A Asylum Road, London, Southwark
- Flat 6, Harry Lamborn House, 9 Gervase Street
- Flat 20, Harry Lamborn House, 9 Gervase Street
- 160 Caroline Gardens, Asylum Road, London
- 152 Caroline Gardens, Asylum Road, London
- 144 Caroline Gardens, Asylum Road, London
- 136 Caroline Gardens, Asylum Road, London
- 130 Caroline Gardens, Asylum Road, London
- 113 Caroline Gardens, Asylum Road, London
- 58 Caroline Gardens, Asylum Road, London

- 55 Caroline Gardens, Asylum Road, London
- 37 Caroline Gardens, Asylum Road, London
- Apartment O, 6 Asylum Road, London
- 84 Caroline Gardens, Asylum Road, London
- 61 Asylum Road, London, Southwark
- 7 Ethnard Road, London, Southwark
- 50B Nutcroft Road, London, Southwark
- 32B Nutcroft Road, London, Southwark
- 31 Hillbeck Close, London, Southwark
- 27 Hillbeck Close, London, Southwark
- 68 Ethnard Road, London, Southwark
- 60 Ethnard Road, London, Southwark
- 4 Ethnard Road, London, Southwark
- 2 Ethnard Road, London, Southwark
- 18 Ethnard Road, London, Southwark
- 63 Friary Road, London, Southwark
- 16 Hillbeck Close, London, Southwark
- 12 Hillbeck Close, London, Southwark
- Flat 14, Lynn House Friary Estate, Green Hundred Road
- Flat 40, Peterchurch House Ledbury Estate, Commercial Way
- Flat 39, Peterchurch House Ledbury Estate, Commercial Way
- 61 Friary Road, London, Southwark
- 54A Naylor Road, London, Southwark
- Flat 16, Bromyard House Ledbury Estate, Commercial Way
- 53 Lymptone Gardens, London, Southwark
- 4 Cardine Mews, London, Southwark
- Flat 36, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 29, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 27, Sarnsfield House Ledbury Estate, Pencraig Way
- Flat 24, Sarnsfield House Ledbury Estate, Pencraig Way
- 26 Hillbeck Close, London, Southwark
- 10 Hillbeck Close, London, Southwark
- 12 Lymptone Gardens, London, Southwark
- Flat 13, Lynn House Friary Estate, Green Hundred Road
- Flat 1, Bridgnorth House Friary Estate, Peckham Park Road
- 15 Elcot Avenue, London, Southwark
- 3 Albert Way, London, Southwark
- 272C Commercial Way, London, Southwark
- 26 Pencraig Way, London, Southwark
- 10 Pencraig Way, London, Southwark
- 69 Friary Road, London, Southwark
- Flat 17, 24 Sylvan Grove, London
- Flat 10, 18 Sylvan Grove, London
- 21 Hoyland Close, London, Southwark
- Flat 1, Budleigh House Lindley Estate, Friary Road
- 76 Bird In Bush Road, London, Southwark
- Flat 54, Peterchurch House Ledbury Estate, Commercial Way

- Flat 44, Peterchurch House Ledbury Estate, Commercial Way
- Flat 25, Peterchurch House Ledbury Estate, Commercial Way
- Flat 38, Skenfrith House Ledbury Estate, Commercial Way
- 46 Ethnard Road, London, Southwark
- 28 Elcot Avenue, London, Southwark
- 6 Ledbury Street, London, Southwark
- 20 Ledbury Street, London, Southwark
- Flat 50, Bromyard House Ledbury Estate, Commercial Way
- Flat 44, Bromyard House Ledbury Estate, Commercial Way
- Flat 41, Bromyard House Ledbury Estate, Commercial Way
- 6 Lympstone Gardens, London, Southwark
- 41 Lympstone Gardens, London, Southwark
- 280 Commercial Way, London, Southwark
- Flat 8, Lynn House Friary Estate, Green Hundred Road
- Flat 3, Skenfrith House Ledbury Estate, Commercial Way

Consultation responses received

Statutory and non-statutory organisations

Ledbury Residents Association
 Environment Agency
 Greater London Authority
 Transport for London
 Metropolitan Police Service (Designing Out Crime)
 London Fire & Emergency Planning Authority
 Natural England
 Historic England
 Health and Safety Executive: Fire Risk Assessments
 Bakerloo Line Safeguarding

Neighbour and local groups

55 sarnsfield house pencraig way London se15 1nd
 Flat 29 Skenfrith House Ledbury Estate Commercial Way London
 252A Commercial Way London Southwark SE15 1PU
 296 Commercial Way London SE15 1QN
 248 Commercial Way London Southwark SE15 1PU
 Ledbury TRA Hall London SE15 1SH
 298 Commercial Way London SE15 1QN
 320 commercial way Peckham Se151qn
 40a Ethnard Road London London SE15 1RU
 304 Commercial way london se151qn
 111 Caroline Gardens, Asylum Road London SE15 2SG
 2 Naylor Road London SE151BE
 252B Commercial Way London SE15 1PU
 45 Skenfrith House Commercial Way London SE15 1NE
 14 Pencraig Way London Se15 1sh
 304 Commercial Way London se151qn
 226 Commercial Way Peckham SE15 1PT
 316 Commercial Way London SE15 1QN
 308 commercial way Peckham London Se151qn
 31&35 Sarnesfield House, Pencraigl Way Peckham SE15 1ND
 Flat 29 Skenfrith House Ledbury Estate Commercial Way London



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Contents

RECOMMENDATION.....	3
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	7
Site location and description	7
Details of proposal	9
KEY ISSUES FOR CONSIDERATION	12
Consultation responses from external consultees	13
Comments from neighbours and other members of the public	13
Principle of in terms of land use	14
Socio-economic impacts	17
Environmental Impact Assessment	18
Dwelling mix, affordable housing and density	18
Design, layout and impact on townscape views and heritage assets	29
Impact of proposed development on amenity of adjoining occupiers and surrounding area	34
Overlooking and privacy of neighbouring properties	41
Noise and vibration (construction / operational impacts)	41
Energy and Sustainability	42
Fire Strategy	46
Air quality.....	46
Ground conditions and contamination.....	47
Water resources and flood risk	47
Archaeology.....	48
Wind Microclimate	48
Transport.....	48
Planning obligations (S.106 undertaking or agreement).....	56
Community involvement and engagement	62
Community impact and equalities assessment	63
Human rights implications.....	64
Positive and proactive statement	65
CONCLUSION	65

Item No. 7.2	Classification: OPEN	Date: 8 June 2022	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 21/AP/4714 for: Full Planning Permission Address: VALMAR TRADING ESTATE, VALMAR ROAD, LONDON SE5 Proposal: Redevelopment of the site to include the demolition of existing buildings and construction of three buildings of: 6 storeys plus basement (Block C), 6 storeys (Block A) and 4 storeys (Block B) providing an outpatients and diagnostics centre with ancillary workspace and facilities (Class E) and 43 residential units (Use Class C3) with associated landscaping works, refuse storage, cycle parking, disabled car parking and landscaping.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning and Growth		
Application Start Date	27/01/2022	Application Expiry Date	28/04/2022
Earliest Decision Date	08/06/2022		

RECOMMENDATION

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 1 October 2022 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 226 of this report.

EXECUTIVE SUMMARY

3. This is a major application, which seeks to redevelop an industrial trading estate to provide an outpatient and diagnostic centre for Kings College Hospital (KCH) with workspace and facilities (Class E) and 43 residential units (Class C3). The site is an allocated site (NSP27: Valmar Trading Estate) under the recently adopted Southwark Plan 2022, which requires replacement employment floorspace and new routes through the site, and also allows the provision of new housing.
4. The application is similar in form and layout to the extant permission on the site (19/AP/0864) which was granted in January 2021. The main changes to the scheme include replacement of the 127-bed hotel previously approved with an outpatient and diagnostic centre in Block C for KCH. Block A will provide office workspace on the ground floor and mezzanine and residential on the above floors.
5. This alternative use for non-acute healthcare services would support the wider King's Strategy 2021-2026 and meet the urgent need for improved healthcare facilities.
6. Blocks A and B are identical to the extant consented design in respect of housing provision with 43 new much needed homes with 35% of these being affordable and split between shared ownership and social rent. This is identical to the provision secured under the extant permission and is policy compliant.

Homes	Private Homes	Private HR.	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total	Habitable Room Total
1 bed	7	14	0	0	0	0	7	14
2 bed	4	15	0	0	3	9	7	24
3 bed	17	82	9	45	2	10	28	137
4 bed +	1	6	0	0	0	0	1	6

Total and (% of total)	29	117 (65%)	9	45 (25%)	5	19 (10%)	43	181 (100%)
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7. All of the existing industrial units on the site are vacant. The Southwark Plan site allocation assumed that the buildings were in industrial (Class E(g)) use, although the applicant has described them as formerly being in warehousing (Class B8) use. The application would involve a loss of industrial/warehouse use, with new non-residential space being for medical and office uses (both within Class E).

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (g) i) Office	-	675.5	+675
Medical Use Class E	-	5,540	+5,540
Use Class B8/E(g)/B2 Industry/Storage/Distribution	4,847	-	-4,847
Jobs* *in current vacant condition	-	154	154

8. The play space provision is located across two play areas, one to the north of the site and one adjacent to Block B, and the quantum is policy compliant. There is a 12sqm shortfall in private amenity space within Block B, however this off-set through a policy compliant provision of communal amenity space to Block B. There is a 23sqm shortfall to communal amenity space at Block A however this Block provides policy compliant private amenity space and will have access to Block B communal amenity space, though it is recognised that this may be less likely to be used by Block A residents.

	Existing sqm	Proposed sqm	Change +/-
Play Space	N/A	+ 338sqm.	+ 338sqm.

Private Amenity space	N/A	750sqm <u>Block A</u> + 195sqm <u>Block B</u> + 555sqm	+750 <u>Block A</u> No shortfall <u>Block B</u> - 12sqm shortfall
Communal amenity space	N/A	Total +89sqm <u>Block A</u> 27sqm <u>Block B</u> 62sqm	Total +89sqm

9. There are carbon savings of 45% site-wide, this includes 49% for the domestic part of the development and 41% for the non-domestic part of the development against a Part L 2013 compliant scheme. The shortfall to 100% will be met through a £205,800 payment to the Carbon Green Fund.

CO2 Savings beyond part L Bldg. Regs.	45% site-wide
Carbon offset payment	£250,800
Trees lost	1 x Class C tree
Trees gained	18

10. The Urban Greening Factor (UGF) reaches a site-wide average of 0.31 which is policy compliant for the targeted 0.3 for domestic element, however falls short of the 0.4 targeted for the non-domestic element.

	Existing	Proposed	Change +/-
Urban Greening Factor	N/A	0.31	+0.31
Greenfield Run Off Rate	N/A	4.7l/s	4.7 l/s

Green/Brown Roofs	0 sqm	+1080 sqm	+1080sqm
EVCPS (on site)	0	5	+5
Cycle parking spaces		+183 <u>Block A</u> 42 long-stay and 4 short-stay <u>Block B</u> 53 long-stay and 1 short-stay <u>Block C</u> 31 long-stay and 52 short-stay	+183

11. The CIL requirements are still to be calculated, however the s106 financial obligations will total £557,708.90.

CIL (estimated)	£TBC
MCIL (estimated)	£TBC
S106	Total £557,708.90 Archaeology £11,171 Affordable housing monitoring fee £1,852.90 Employment and Training Contribution £105,400 Affordable workspace £94,639 Loss of employment floorspace £25,800 Delivery/ service management bond £12,036 TfL cycle hire contribution £55,000

	Carbon offset £250,800
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BACKGROUND INFORMATION

Site location and description

12. The Valmar Trading Estate comprises a site of 0.6 hectares, forming a broadly triangular shape located behind a row of properties fronting Denmark Hill. It contains eight industrial/warehouse units (1, 1a, and 2-7). The submitted documents identify that the site is vacant and currently occupied by Property Guardians.
13. Unit 1 is a 3-storey brick building and unit 1a is a single-storey warehouse building with brick walls and a corrugated metal roof; unit 2 is a brick building which spans basement, ground and first floor levels, and units 3-7 are a terrace of 2-storey industrial units. All of the buildings date from the 20th century.
14. The only vehicular access into the site is via a gated access from Valmar Road (west). This is to a predominantly residential street, which also contains Crawford Primary School which has entrances from Valmar Road. There is a pedestrian access from Denmark Hill (east) via a gated passage at 42 Denmark Hill which sits between a charity shop and a recruitment agency. There is also a second pedestrian access further North by the Co-op on Denmark Hill. There is a third pedestrian entrance into the site from Milkwell Yard to the south. Milkwell Yard is effectively a cul-de-sac and also provides access to the rears of numbers 62-76 Denmark Hill.

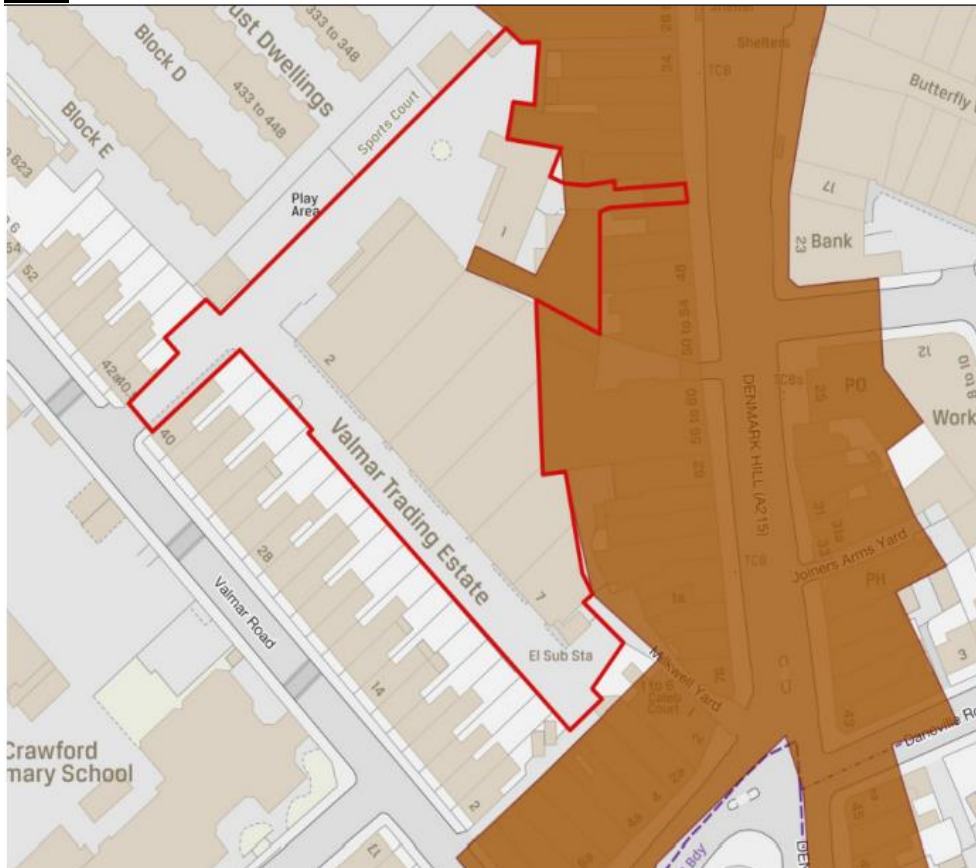
Surrounding Area

15. To the north and east of the site are the rears of 2-3-storey properties on Denmark Hill which comprise commercial uses on the ground floor and a mix of residential and commercial uses above; the rear of 3-storey residential properties on Valmar Road adjoin the site to the south-west; and the 5-storey residential blocks of the Samuel Lewis Trust Dwellings adjoin the site to the north-west including a play area and sports court.

Existing site plan



Map showing part of the site which sits within Camberwell Green conservation area



16. The site is subject to the following designations on the Proposals Map:
 - Camberwell Green Archaeological Priority Zone;
 - Urban Density Zone;
 - Air Quality Management Area;
 - Camberwell Action Area
 - Camberwell District Town Centre (Units 1, 1a and the Denmark Hill access only);
 - Camberwell Green Conservation Area (most of Unit 1a and the Denmark Hill access only).
17. Most of Unit 1a sits within the Camberwell Green Conservation Area, which was designated in 1981. The conservation area boundary runs diagonally across unit 1a. Unit 1a would be demolished along with all of the other buildings on the site.

Details of proposal

18. Full planning permission is sought for demolition of all existing buildings on the site and erection of a new Outpatients and Diagnostic centre for Kings College Hospital (KCH) (Use Class E) with office, administration and staff welfare accommodation (which is likely to be ancillary to the medical use but would be capable of being let separately), and 43 residential units (including 35% affordable housing units by habitable rooms), with associated parking, landscaping and amenity space. It would be laid out as three blocks which are described in the application as the Block C (Medical and Outpatient facility), Block A (office uses on ground and mezzanine floors and residential above) and Block B (residential). Pedestrian access to the site would be from Denmark Hill and Milkwell Yard, and vehicular and pedestrian access from Valmar Road.
19. The application replicates the extant permission in terms of Block A and Block B but reconfigures Block C to provide Class E accommodation as a Medical and Outpatient facility. The building form and massing of Block C remains within the envelope established under the extant consent, but the hotel accommodation and workspace (office and light industrial) approved in the extant permission is replaced by the Diagnostic and Outpatients (medical) use. The ground and mezzanine floor of Block A is proposed as office, administration, and staff welfare facilities (also Class E) which are described as ancillary to the medical use at Block C, however the details of this agreement have not been confirmed

Proposed ground floor site layout plan showing Block A, B and C

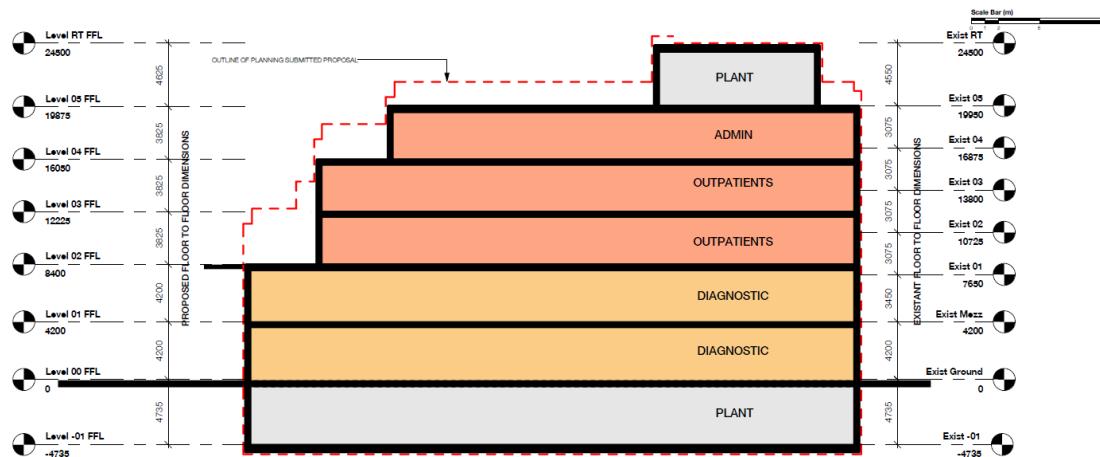


20. The site layout and location of the blocks proposed as shown in the image above is identical to the extant permission.

Block C (Medical Out-patient facility)

21. The massing of Block C is reduced in height from the extant permission, which approved a part 6-part 7-storey hotel use, and proposes a part 5- part 6 storey medical facility. The changes to Block C fall within the building envelope of the extant permission (23.8m AOD at its highest point and 21.1 AOD at the setback). The floor to ceiling heights have increased due to the requirements of the medical use as shown in the image below. Both ground and first floor increase from 4.2 and 3.4m respectively to 4.2m. The second, third and fourth floors have increased from 3m to 3.8m floor-to-ceiling height. As a result, the reduced number of floors has resulted in a building only slightly lower than that previously approved. However, the massing will appear less overbearing from the street due to the overall slight reduction in height and building footprint as from the second floor upwards.

Section showing the extant permission floor to ceiling heights (right) with proposed floor to ceiling heights (left) for Block C



Block A (Residential on upper floors and office use on ground floors)

22. The massing of Block A is unchanged from the extant permission. This block is located on the north-western part of the site, parallel with the boundary with the Samuel Lewis Trust Dwellings. It would be part 5, part 6-storeys (a maximum of 18.74m above ground level) in line with the extant permission.
23. The quantum office floorspace is reduced from the extant permission to 675.5sqm (from 694.2sqm of extant permission) and would provide office, administration, and staff welfare accommodation at ground and mezzanine levels. The upper floors provide 15 residential units identical to those provided in the extant permission

Block B (Residential)

24. Block B will be unchanged from the extant permission. This block continues to be located on the southwestern part of the site, running parallel with the rear of the residential properties on Valmar Road. It would be part 3, part 4-storeys high (14m above ground) and it would contain 28 residential units.

Existing and proposed land uses

<u>Land use</u>	<u>Existing GIA sqm</u>	<u>Proposed GIA sqm</u>	<u>Net difference GIA sqm</u>
Class E/B8 (industry/office/warehouse)	4,847	675 (Block A)	- 4,172
Class E (hospital / outpatient)	0	5,540 (Block C)	+5,540
Class C3 (residential)	0	2,073 (Block A)	+4,297

		2,224 (Block B)	
Total	4,847	6,215	+1,368

25. Additional information and clarifications have been submitted during the assessment of the application, as follows:

- UGF increased from 0.23 to 0.31
- The private amenity space was incorrectly marked in the original submission for Block A (as a large wraparound balcony), this has been updated and subdivided into smaller balconies
- The building heights have been specified in the elevations
- Clarified that 10% of the wheelchair dwellings are social-rented
- Evidence of building vacancy has been provided
- SuDs proforma and drainage details have been updated following Flood Risk comments
- Cycle parking has been amended: Block C is compliant with the Southwark Plan requirements, and Blocks A and B are compliant with the London Plan 2021
- Clarification of location and management of bin storage

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use and compliance with the site allocation;
- Environmental impact assessment
- Housing mix, density and residential quality
- Affordable housing and development viability
- Amenity space and children's play space
- Design, including layout, building heights, landscaping and ecology;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
- Transport and highways, including servicing, car parking and cycle parking
- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

These matters are discussed in detail in the main body of the report below.

Consultation responses from external consultees

27. The Environment Agency, Metropolitan Police and Thames Water have confirmed that they have no objection to the proposed development if requested conditions are attached to any grant of planning permission.

Comments from neighbours and other members of the public

28. 766 letters were sent to neighbours. Five objections were received, three in support and two neutral comments. Summarised below are the issues raised by members of the public:

Objection: Concern over delivery and service plan, increased number of vehicular trips and vehicular access.

29. *Officer response:* The number of vehicular trips generated by the uses is relatively small, and needs to be seen in the context of the potential number of trips which could be created if the existing industrial and warehouse space was to be fully occupied. Transport infrastructure has been fully considered and the scheme encourages sustainable modes of travel for future occupiers and residents of the site. A travel plan has been provided which was deemed acceptable. The operation and management of the hospital/clinic use is outlined in the Operational Management Plan (OMP) and will be secured by the occupier of the site.

Objection: Development too high and cause overlooking to neighbours

30. *Officer comment:* The buildings sit within the envelope permitted by the extant permission. No new or additional impacts have been identified beyond those deemed acceptable in the extant permission.

Objection: Overlooking and overshadowing risk onto amenity space of houses on Valmar Road

31. *Officer response:* The distances between buildings is acceptable and mitigates overlooking risks. Overlooking of external garden spaces is common in urban environments. Overshadowing of gardens has been tested in daylight/ sunlight report and results are considered acceptable

Objection: Noise management and restrictions to construction times

32. *Officer response:* A noise impact assessment has been provided where the methodology and recommendations are agreed and recommended by the Council's Environment Protection Team.

Objection: Construction impacts

33. *Officer response:* The construction management plan will be secured through condition to ensure that construction impacts do not negatively impacts to neighbouring amenity.

Objection: Impact on local views

34. *Officer response:* The proposed development falls within the envelope of the extant permission. The changes to Block C means that the Block C is reduced in height from a part-6 part-7 storey to part-5 part 6-storey in height. The floor

to ceiling height of the proposal is greater across all floors, however there will be a reduction in overall height, and the massing will seem less imposing due to the building footprint being reduced on second storey and upper floors. It is thus anticipated that the impact on local views will be less than the extant planning permission and acceptable within the local area.

35. Three letters of support were received which supported the principle of land use and recognised the need for additional medical facilities. The pedestrian links between Valmar Road and Denmark Hill were supported. The scheme was supported as improving the character of the street and potential to reduce anti-social behaviour. The neutral comments provided suggestions for the scheme which have been addressed in the paragraphs above.

Principle of in terms of land use

Loss of B8 storage/distribution and light industrial (E(g(iii)) use

36. The extant permission accepted the principle of a loss of industrial floorspace, contrary to the requirements of the adopted site allocation (NSP 27) of the Southwark Plan 2022. This was agreed on the basis of marketing evidence submitted to the Council which confirmed that at that time only four of the units on site were occupied, mainly used for storage and supported 16 jobs. The extant permission identified that the alternative use (a hotel) would be appropriate on this site due to its town centre location. The hotel use was supported for creating additional footfall to support the vitality and viability of Camberwell town centre. These factors together were considered to outweigh the provisions of the site allocation, which was then in draft form, and other development plan policies.
37. Since that permission was granted, the remaining units have been vacated and the site is now entirely vacant. The previous s106 agreement contained obligations to re-provide accommodation for one of the occupiers if alternative accommodation in the vicinity was not secured; this occupier has since found alternative accommodation. In line with the evidence submitted that the site is now vacant, a business relocation strategy for this business is no longer needed.
38. Policy P30 of the Southwark Plan 2022 requires E(g), B2 and B8 classes and sui generis employment generating uses to be retained or increased. The existing employment floorspace totals 4,847sqm, and 675sqm will be re-provided through office (E(g)) floorspace on the ground floor and mezzanine of Block A. The remaining loss of industrial and warehouse space will require mitigation through a s106 financial obligation. Southwark's CIL and S106 SPD (2015) includes a formula for calculating the number of jobs that could have been accommodated in existing floorspace, and uses this figure to calculate an appropriate off-set employment payment. In this case, the Local Economy Team has calculated the appropriate financial contribution to be £25,800.

Vacancy evidence

39. Vacancy evidence was provided in a document dated 13 March 2022 by Rolfe Judd Planning. This outlines that planning permission was granted in 2021 for a mixed-use redevelopment of the site, which established that the loss of the existing use would be accepted. Current vacancy evidence shows that since the latter part of 2020 the site has been entirely vacant.
40. In May 2021, the site was broken into and occupied by squatters, evicted in September 2021 through a warrant. Live in security/property guardians have been on site since this date to prevent further damage.
41. Following this evidence submitted, the site vacancy is established and a business relocation strategy is not necessary, as the building is currently vacant.

Introduction of medical use (diagnostic/outpatient facility in Block C)

42. National, regional and local development plan policies strongly support the protection and enhancement of healthcare facilities. London Plan Policy GG3 seeks to reduce health inequalities through the planning system whilst Policies S1 and S2 relate specifically to managing health care provision and enhancing health care facilities. Policy S2 states “Boroughs should work with providers...to identify opportunities to make better use of existing and proposed new infrastructure through integration, co-location or reconfiguration of services, and facilitate the release of surplus buildings and land for other uses”. Southwark Plan policy P45 states that “Development will be permitted where it provides new health, community, sport or leisure facilities”. In addition, the Camberwell Area Vision (AV05) recognises the importance of Kings within Camberwell, noting that Camberwell is “home to prominent health providers including the Institute of Psychiatry and Neuroscience, King’s College Hospital and the Maudsley Hospital which are significant employers and generate footfall”.
43. This site forms part of the NSP27 in the Southwark Plan 2022 which requires at least the amount of existing employment space to be re-provided which is given as 3,982sqm of light industrial use (E(g(iii))). It states that redevelopment must provide at least the existing amount of employment floorspace (E(g)), B class currently on site. The current application does not comply with this site allocation.
44. The diagnostic and outpatient facility would also fall within Class E of the Use Class Order (which covers ‘commercial, business and services’ uses) but is defined as Class E(e) (medical and health services). As such it does not provide the Class E (g) (office and industrial-type uses) floorspace required by the site allocation. It is therefore necessary to consider whether there are other ‘material considerations’ which would justify non-compliance with the site allocation. The development plan policies listed above give strong support to health-focussed uses. The proposed use would directly support the work of Kings College hospital and by providing diagnostic and out-patient services, aim to improve health outcomes for Southwark and neighbouring residents. The proposed use would support the Denmark Hill health cluster and by

bringing additional people into the town centre, may help to support local shops and services.

45. Some similar factors were identified as justification for supporting the previously-proposed hotel use, in terms of generating employment and supporting the vitality of the town centre. In this current application, the merits of a use to support public health is a factor which weighs strongly in its favour, and the use is well-located for public transport, particularly bus services, to encourage sustainable and affordable travel. The ancillary employment uses (as well as the principal health use) would also generate employment and as such it is recommended that there is sufficient justification to outweigh the site designation requirement for replacement E(g) class uses.

Introduction of residential use

46. The residential use proposed for this application is identical to the extant permission (19/AP/0864). The provision of housing is required by the site allocation, and its form has limited impact on surrounding neighbour amenity and an acceptable quality of accommodation, which will be discussed in later sections of the report.

Affordable workspace

47. Policy E3 of the London Plan supports the use of planning obligations to secure affordable workspace. P31 of the Southwark Plan states that developments proposing 500sqm GIA or more employment floorspace (E 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.
48. Affordable workspace is not required for the healthcare use provided in Block C. While the office floorspace may in future be used in conjunction with the NHS occupation in Block C, evidence was not provided at the time of this application of this agreement. This space also has the ability to be let separately. For this reason the office floorspace provided in Block A is not considered ancillary to the medical use, and the affordable workspace policy P31 applies.
49. The office floorspace provided in Block A requires 10% of 675sqm (67.5sqm) of affordable workspace to be secured for a period of 30 years. Given the small scale of the affordable element, and the potential that Block A could be occupied by the NHS to support the medical use in the Main block, it is considered to be more appropriate to secure this obligation as an in lieu payment, which would be used to deliver affordable workspace elsewhere in the borough.
50. The affordable workspace calculator has been used to calculate the appropriate payment. This results in a proposed financial contribution of £94,639 towards affordable workspace. This would be secured through the s106 agreement.

Land use conclusion

51. In summary, the principle of the loss of light industrial floorspace and introduction of residential accommodation was established in the extant permission. The land use principle discussed here is the acceptability of the introduction of medical Class E(e) use which does not comply with the adopted site allocation. Medical uses are strongly supported by several policies in the development plan, and it is recognised that health is key factor in people's ability to be economically and socially active. The use would a complement to the existing medical and health cluster within the nearby Denmark Hill site allocations and support the Camberwell Area Vision. There is sufficient justification in this case to outweigh the requirements of the site allocation for replacement of employment uses. The proposed medical use will create an uplift of 5,540sqm and the office use an additional 675sqm. This provides 1,368sqm additional employment-generating use from the current industrial use. This would provide a net uplift in employment and is an efficient use of space that supports the ambitions of the local plan.
52. A financial contribution will be secured for £25,800 to compensate for the loss of current employment space. As the site is currently vacant a business relocation strategy is not required. An affordable workspace in lieu contribution of £94,639 will be required for the office component of the development provided in Block A and will be secured within the s106 agreement.

Socio-economic impacts

53. 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 in Policy P27 of the Southwark Plan, 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).
54. The scheme will deliver 6,215sqm of non-residential floor area (GIA) which is above the 5,000sqm threshold of new non-residential floorspace as required by Southwark's S106 SPD. The applicant will be required to provide construction phase jobs and jobs in the end-use (operational phase) of the development.
55. The proposed development will add 6,215sqm of non-residential floor area with 5,540sqm (GIA) in the main building for hospital use and 675sqm of ancillary office workspace within Block A. Using the employment density figures for a hospital use, this would be expected to generate 110 additional FTE jobs according to HCA employment densities. This should provide a general and end-user phase jobs target of 22 jobs for unemployed Southwark residents, with a maximum employment in the end-use shortfall contribution of £105,400 (£94,600 against sustained jobs, £3,300 against short courses, and £7,500 against construction industry apprenticeships) if the on-site target is not met. This will be secured within the s106 agreement.

56. This development would be expected to deliver 22 sustained jobs to unemployed Southwark residents, 22 short courses, and take on 5 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution. This is to help place unemployed jobseekers from the local area into jobs within the construction stage of the development. This will be included within the s106.

Environmental Impact Assessment

57. The scale and nature of development does not warrant an Environmental Impact Assessment, as determined with regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). A negative Screening Opinion was adopted in February 2019 for a mixed use building up to eight storeys in height, comprising co-working space, artist studios, 142 hotel rooms, 45 residential units and a new public route (reference: 19/AP/0239). The proposal now under consideration introduces a new land use (Class E(e) medical centre) but is slightly smaller in scale than that for which the Screening Opinion was issued, and is unlikely to produce any significant additional or different environmental impacts. Therefore it is concluded that no EIA is required for this proposal.

Dwelling mix, affordable housing and density

Dwelling mix

58. Policy P2 of the Southwark Plan 2022 requires 60% of developments to have more than two bedrooms, and in this area at least 25% 3, 4, or 5 bedrooms and a maximum of 5% as studios.

Residential unit breakdown.

	Total Units	Percentage
1 Bed	7	16.3
2 Bed	7	16.3
3 Bed	28	65.1
4 Bed	1	2.3
Total	43	100

59. The proposal would deliver 83.7% of units with 2+ bedrooms and 67.4% of the units with 3+ bedrooms which would be policy compliant, and the provision of 2 and 3+bed units above the policy requirement is welcomed.

Wheelchair housing

60. The London Plan 2021 Policy D7 Accessible housing requires 10% of new housing to be designed to be wheelchair accessible or easily adaptable for

residents who are wheelchair users. Policy P8 Wheelchair accessible and adaptable housing of the Southwark Plan supports this, requiring 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site. 10% of social rented homes must be wheelchair accessible and meet Building Regulation M4(3)(2)(b) standard. The provision is calculated by habitable rooms.

61. The development would provide six total units as wheelchair accommodation, which meets the minimum policy requirement. The wheelchair flats are provided as 4x 1-bed and 2x 2-beds. Five private wheelchair units are located in Block B (plot number: BB2, BB4, BB5, BB6, BB7). One social rented wheelchair unit is 2-Bed unit located in Block A (plot number BA7), which is compliant with Southwark Plan 2022 requirements. A condition to secure these units is recommended.
62. This table shows the breakdown of wheelchair habitable rooms (units) across social, intermediate and private tenure, with respect to dwelling mix.

Wheelchair Unit Type	Social Rent wheelchair habitable rooms (units)	Intermediate wheelchair habitable rooms (units)	Private wheelchair habitable rooms (units)	Total wheelchair habitable rooms (units)
1 Bed	0	0	8 (4)	8 (4)
2 Bed	4(1)	0	4 (1)	6 (2)
3 Bed	0	0	0	0
Total wheelchair habitable rooms (units)	4 (1)	0	12 (5)	16 (6)

Affordable Housing

63. The Southwark Plan Policy P1 requires developments such as this to deliver at least 35% affordable housing as calculated by proposed habitable rooms. This requires 25% of habitable rooms to be affordable social rented and 10% of units to be intermediate units. For the purposes of affordable housing calculations, larger habitable rooms over 28 sqm are counted as two or more

habitable rooms.

Mix of affordable housing by habitable rooms

Unit Type	Social Rent habitable rooms (units)	Intermediate Rent habitable rooms (units)	Private habitable rooms (units)	Total habitable rooms (units)
1 Bed	0	0	14 (7)	14 (7)
2 Bed	0	9(3)	15 (4)	24 (7)
3 Bed	45 (9)	10 (2)	82 (17)	137 (28)
4 Bed	0	0	6 (1)	6(1)
Total habitable rooms (units)	45 (9)	19 (5)	117 (29)	181 (43)
Percentage of total habitable rooms (units)	25% (20.9%)	10.4% (11.6%)	64.6% (67.4%)	100% (100%)

64. There would be 14 affordable units within the development which would all be located in Block A; this block would also contain one private unit at first floor level. For affordable housing purposes there would be 181 habitable rooms within the development and of these, 64 would be affordable which would equate to 35%. The total level of provision, and the tenure split, are compliant with the Southwark Plan 2022. The provision will be secured in the s106 agreement.

Viability review

65. The application is supported by a financial viability appraisal which has been independently reviewed by BPS on behalf of the Council. Following negotiations between BPS and the applicant's viability consultant the agreed position is that the proposed development would result in a deficit of -£4,487,000. Therefore it can be confirmed that the amount of affordable housing being provided exceeds the maximum reasonable amount deliverable by a viable scheme.
66. In spite of the deficit, the applicant has agreed to provide a policy compliant amount of affordable housing which would be secured in the legal agreement. As the strategic target for affordable housing in the London Plan is 50% and 35% as a minimum, early and late stage viability reviews are required, with the late stage review being at occupation of 75% of the private residential sales or rent. This would also be secured through the legal agreement and would enable any increase viability prior to or during construction to be captured as additional affordable housing.

Density

67. Policy D3 Optimising site capacity through the design-led approach of the London Plan 2021 requires local context, the design principles and public transport capacity to be taken into account when addressing density levels. Southwark Plan 2022 takes the same approach, and rather than prescribing numeric density ranges, expects development to take account of the local context, and character and connectivity, as well as providing excellent accommodation.
68. The Council's Residential Design Standards SPD provides a means of assessing whether residential accommodation can be considered to be exemplary, 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
Provide for bulk storage	All of the units would have bulk storage, and 87% of the units would meet or exceed the SPD minimum requirement in terms of sqm. The remaining 13% (7 units) would be 3-bed private units in Block B with shortfalls in bulk storage ranging from 0.1sqm to 0.3sqm.
Exceed minimum privacy distances	Minimum privacy distances would be exceeded between habitable rooms.
Good sunlight and daylight standards	91% of the units would meet or exceed the BRE guidance for internal daylight levels. This is

	further explained in this report.
Exceed minimum ceiling heights of 2.3m	All rooms within the proposed dwellings would have 2.5 metre floor-to- ceiling heights.
Exceed amenity space standards (both private and communal)	The proposed amenity space is set out later in the report. Where the recommended 10sqm private amenity space has not been met, the shortfall has been included as communal amenity space in line with the Residential Design Standards SPD.
Secure by Design certification	This scheme would be capable of achieving Secured by Design Accreditation and a condition to require this is recommended.
No more than 5% studio flats	There are no studios proposed
Maximise the potential of the site	The potential of this site would be maximised, delivering improved commercial floor space, new dwellings, new routes through the site and outdoor space and play space without unduly compromising local visual or residential amenity.
Include a minimum 10% of units that are suitable for wheelchair users	14% of the proposed units (calculated by habitable rooms) would be suitable for wheelchair users.
Excellent accessibility within buildings	The accessibility within the buildings would be excellent with lift access to all upper floors and wheelchair units located at ground floor level.
Exceptional environmental performance	The development is capable of achieving BREEAM "excellent". The development would need to make a carbon off set contribution to bring the development to carbon zero in accordance with the Southwark Plan and this would be secured through the s106 agreement
Minimised noise nuisance between flats through vertical stacking of similar room types	The plans submitted demonstrate that a good level of stacking would be achieved.
Make a positive contribution to local context, character and communities	The proposed development would make a positive contribution to local context, character and community in terms of its quality of design and regeneration benefits including affordable housing, employment space and a medical/outpatient facility which would all help to

	support the town centre.
Include a predominance of dual aspects units	98% of the total units proposed would be dual or triple aspect.
Have natural light and ventilation in all kitchens and bathrooms	All kitchens would benefit from natural light and ventilation. Bathrooms would not achieve this as all bathrooms would be internalised but will benefit from mechanical ventilation.
At least 60% of units contain two or more bedrooms.	83.7% of the units would have two or more bedrooms.
Significantly exceed the minimum floor space standards	All units would meet the minimum space standards and 90.69% of the units would exceed the minimum standards.
Minimise corridor lengths by having additional cores	No more than 3 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.

Quality of residential accommodation

Unit sizes

69. Southwark Plan Policy P14 states that all development must provide exemplary design, and this includes unit sizes. The adopted standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 (including 2015 Technical Update).
70. The following table sets out the minimum flat size requirements as set out in the Residential Design Standards 2011, and also the flat sizes that would be achieved in the proposed development:

Unit Type	SPD minimum (sqm)	Size Range of Units proposed	SPD amenity space minimum (sqm)	Amenity space sqm (minimum)
1 Bed (flat)	50	52-65 (Private)	10	6
2 Bed (flat)	61-66	62-81 (Private)	10	10
		62 (Intermediate)	10	10
3 Bed (flat)	74-85	74-112 (Private)	10	10
		76 (Intermediate)	10	10

		76 (Social Rent)	10	10
4 Bed (flat)	117	151 (Private)	10	59.3

71. All of the residential units would exceed the minimum overall floorspace requirements. Some of the individual rooms would fall slightly short of the standards set out in the Residential Design Standards SPD, however as the overall units would comply or exceed the required size this is considered acceptable and the overall quality of accommodation is not compromised. The generous private amenity spaces are also noted.

Internal daylight

72. A daylight assessment based on the Building Research Establishment (BRE) Guidance has been submitted which provides an assessment of daylight to the proposed dwellings using the Average Daylight Factor (ADF). 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.
73. All of the habitable rooms for the residential units have been tested and 91% of them would comply with the BRE guidance in relation to ADF. There would be 14 rooms which would not comply with the guidance and 10 of these would be bedrooms, one of which would have an ADF of 0.1% owing to the window being partially obscured by a balcony, and the others would have ADFs ranging from 0.5% to 0.9%. Bedrooms are generally acknowledged as being less sensitive in terms of daylight due to their primary purpose. The four other rooms would be open plan living spaces which would have ADFs ranging from 1.5% to 1.9% against a target of 2%. Whilst the daylight levels to these rooms are noted, overall there would be a very high level of compliance across the development, and the general quality of accommodation is not unduly affected.

Private and communal amenity space

74. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards, which can take the form of private gardens and balconies, shared terraces and roof gardens. The London Plan requires new developments to make provision for play areas based on the expected child population of the development.
75. In terms of the overall amount of amenity space required, the following would need to be provided:
- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD;
 - For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal gardens;
 - 50sqm communal amenity space per block as required by the SPD; and
 - 10sqm of children's play space for every child space in the development as required by the London Plan policy S4 Play and Informal Recreation

76. Block A First floor was amended during the course of the application. All units on Block A now meet or exceed the 10sqm requirement.
77. Block B has a shortfall in private amenity space for three 1x bed units (BB16, BB22, BB28) which provide 6sqm balconies, giving a total of 12sqm shortfall in private amenity space within this block. The remainder of the units in Block B meet or exceed the private amenity space requirements. This shortfall was deemed acceptable in the extant permission due to the uplift in communal amenity provision. Furthermore, all 3-bed units within the development achieve at least 10sqm.

78.	Type of space	Policy requirement (sqm)	Proposed (sqm)	Difference (+/-) (sqm)
	Private amenity space	10 per unit - any shortfall in 1 and 2 bed units to be added to the communal provision	<p><u>Block A</u> Between 10-31sqm per unit</p> <p><u>Block B</u> Between 6 and 59sqm per unit (all 3- beds within the development achieving at least 10sqm)</p> <p>(three units, which fall below Southwark Standards (BB16, BB22 and BB28) which are 1-bed private ownership units)</p>	<p>Total + 750sqm</p> <p><u>Block A</u> Policy compliant</p> <p><u>Block B</u> -12sqm shortfall in private amenity space made up through communal provision.</p>

Communal amenity space	50 per development + any shortfall of private amenity space (50sqm communal provision generally applied per block rather than per development). <u>Block A</u> 50sqm <u>Block B</u> 62 sqm (50 sqm + 12 sqm shortfall of private amenity space)	<u>Block A</u> 27sqm next to block B plus access to communal space at the rear of Block A <u>Block B</u> 62sqm	Total +89sqm <u>Block A</u> -23sqm <u>Block B</u> Policy compliant
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79. There would be a minor shortfall in communal amenity space for Block A of 23 sqm and Block B would be policy compliant when considering the shortfall of private amenity space. Block A residents would have access to the communal space at the rear of Block B (62sqm) which should be secured by way of condition, although it is recognised that they may be less likely to use it given its location, and the 62sqm would not adequately allow for the additional use by the Block A residents.
80. Options to increase the communal provision have been explored, including providing space on the roof of Block A, and providing space towards Milkwell Yard by relocating the three parking spaces. Neither of these options has been possible owing to overlooking concerns, the need for an additional core and a consequent reduction in affordable habitable rooms if it were provided on the roof of Block A, and the impact upon vehicle turning space if it were provided towards Milkwell Yard.
81. The shortfall in communal amenity space must therefore be weighed in the balance when considering all other aspects of the proposal. Officers are of the view that this minor shortfall in communal amenity space is not significant in the context of the positive impacts of the proposal and that a very good standard of accommodation would be provided nonetheless, with all of the Block A units having at least 10sqm of private amenity space.

Children's play space

82. London Plan policy S4 Play and informal recreation requires new residential development with an estimated occupancy of 10 or more children to make provision for play and informal recreation based on the expected child population generated by the scheme. This need is reinforced in the council's

S106 Planning Obligations and CIL SPD. Any shortfall in child play space will be charged at £151 per square metre.

83. The total children's play space requirement for the development is 283 square metres, calculated using the Mayor of London's play space calculator. The estimates for child yield across the different age groups in set out in the table below.
84. Table 5: This table shows the breakdown of playspace required by the Mayor of London's play space calculator as applied to the proposed dwelling mix (rounded to the nearest whole number).

	Number (percentage) of children	Area of play space required
Under 5	11 (39%)	110 square metres
5 to 11	9 (32%)	92 square metres
Over 11	8 (29%)	81 square metres
Total	28 (100%)	283 square metres

85. All of the development's playspace requirements would be met on site, and a condition is recommended requiring details of the equipment to be installed and means of enclosure to the younger children's playspace to be submitted for approval.
86. Two play spaces are proposed, one gated and accessed by the residents aimed at younger children, with fixed play equipment and surrounded by seasonal planting which is located to the south of the site adjacent to Block B. A place for older children is located between Blocks A and C to the north of the site, which is shown with table tennis tables and will benefit from good natural surveillance being located off the main communal zone. A condition is included in the draft recommendation, which ensures that the equipment provided and design of the playspace is appropriate.

Image of general landscape arrangement with the playspace marked in yellow



87. The child yield for the proposed development, using the GLA population yield calculator is 28.5, which generates a play space requirement of 283sqm. The proposed development therefore exceeds the required play space. The two separate areas of play space continue to form part of the proposals, with a combined total area of 338sqm. The playspace adjacent Block B measures roughly 245sqm and the playspace to the north of the site measures roughly 93sqm.

Secured by Design

88. The application has been reviewed by the Metropolitan Police and 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.

Conclusion on quality of residential accommodation

89. To conclude in relation to quality of accommodation, it is considered that the proposal would deliver a very good standard of residential accommodation. Although there would be a small shortfall of communal amenity space for Block A, each of the Block A units would have at least 10sqm of private

amenity space and would be located close to the landscaped area. All of the children's playspace requirements would be met on the site, and there would be an exceptionally high level of dual aspect units (98%) and a very high level of compliance with the BRE guidance for internal daylight levels (91%). All of the units would meet or exceed the nationally described space standards.

Design, layout and impact on townscape views and heritage assets

Site layout

90. The site is a tight backland site, roughly triangular in shape and surrounded by buildings. The property is not listed, however one of the buildings is included within the Camberwell Green Conservation Area. In this location the height and massing of the proposal is sensitive and care has been taken to avoid visibility from within the conservation area.
91. The proposal benefits from an earlier mixed-use consent which included new homes and a hotel. The current proposal takes the form and scale of the extant permission and seeks to conform closely to the consented heights across the site.
92. Within this established context, the proposed layout of two linear blocks and a large central block is logical and makes sense. Block A is a mixed-use block adjacent to the main entrance from Denmark Hill; Block B, a terrace of housing along the southern edge of the site; and Block C, the large central medical building. This arrangement defines 2 routes across the site converging at the south east corner of the site.
93. Although the routes are to be the same width, they will feel quite different. The route adjoining the medial building in Block C and workspace frontages in Block A together with the entrance 'square' will create a more active and urban feel to the north-south route. In contrast, the softer landscaping elements and more domestic feel defines the secondary Block B street. This a hierarchy to the layout which will create spaces of different character according to their function is supported.

Impact on Camberwell Green Conservation Area

94. The NPPF and supporting National Planning Practice Guidance requires development to conserve or enhance heritage assets and their setting and to avoid causing harm. Designated heritage assets includes conservation areas, and most of Unit 1a sits within the Camberwell Green Conservation Area which was designated in 1981. The conservation area boundary runs diagonally across unit 1a and does not include two small sections of the building furthest into the site as shown on the image below. Unit 1a would be demolished along with all of the other buildings on the site. The NPPF requires the Local Planning Authorities to consider whether heritage harm is 'substantial' or 'less than substantial', and this includes harm to conservation areas and their settings.

95. Unit 1a is located on the eastern side of the site behind Denmark Hill, and the route into the site is also within the conservation area. Unit 1a is a single-storey, 20th century warehouse / shed type building with brick walls and a corrugated metal roof which is only visible from the yard space at the end of the Denmark Hill route, from unit 1, and from the upper floors of the neighbouring properties on Denmark Hill. This building is not considered to be of any historic or architectural interest and does not in itself contribute to the special character or appearance of the conservation area. In the view of officers its loss, along with other utilitarian buildings on the site, to make way for the scheme proposals, would not result in any harm to the special character or appearance of the conservation area.

Scale, height and massing

96. The proposed scale of the medical building has been reduced such that views to it from the wider area would be minimal. Blocks A and B are set well back from the Denmark Hill frontage and rising to 5 and 4 storeys respectively, meaning that these blocks will not be visible from Denmark Hill over the historic frontage. They fall within the building envelope of the extant permission.
97. Block C sits within the silhouette of the consented hotel building and proposes a 5/6-storey medical block (in contrast to the consented 6/7 storey hotel within the extant permission, although its total height is only slightly lower due to the need for a higher floor to ceiling height for the medical use). This building is set-back at the 2nd, 4th and 6th storey to ensure that views of the historic frontage are not interrupted.

North elevation of Block C



Block C CGI

98. This sculpting of the blocks has helped to reduce their apparent height as viewed from the spaces within the site and the nearby conservation area. This move has been successful. A shoulder line has also been created by setting back the two upper floors of Block C opposite Block B.
99. Block A, at 5 storeys (16.2m AOD), will be seen in the context of the Samuel Lewis Trust blocks to the north, which stand five storeys high. This block is identical in terms of height and footprint to that approved under the extant permission, and is not unduly prominent in the local townscape.

South east elevation of Block A

100. It is appropriate, given the secondary nature of the route past Block B and the proximity of existing houses, that this block will be lower at four storeys. Block B sits 11.8m AOD.

South west elevation of Block B



Architecture

101. The façade design of the medical block (Block C) will have an expressed brick frame with infill between the frame of recessed brick panels and windows. This aesthetic is a successful (and slightly gentler) derivation of the industrial 'heavy brick' buildings within the wider area. The elevations are further enlivened on the main façades of the clinic by a full-height glazed entrance feature at the prow of the block and the coloured spandrel panels to the typical windows.
102. Both of the residential blocks will run for a considerable length and could appear rather relentless as a result. However both will be proportioned in themselves in a typical New London Vernacular style and will tend to be seen obliquely from relatively narrow streets, rather than face on. Furthermore, 'rusticated' brick panels will provide a welcome decorative feature on both blocks.
103. Block B is set on slight slope with the block stepping down the slope at regular intervals. This, together with recesses and projections in plan and frequent front doors will help to give the impression of series of tall town houses rather than a singular block. A condition is recommended requiring bay studies and sections through the facades of Blocks A and B and the central block at a scale of 1:20 and 1:5.
104. It is noted that bedrooms at ground floor level within Block B will face towards the internal street. However defensible space outside each window is to be created by low brick walls and hedges. Consideration should be given to reinforcing this defensible space by the use of gates together with walls to define small front gardens, which can be secured through condition.
105. The proposal differs from the extant permission in design terms by omitting the metal infill panels and the use of a lighter brick. The application emphasises a light-coloured brickwork, the expression of verticality, horizontal thin banding, extruded structural piers and the distinction between the base and upper mass. The material will be secured through condition to ensure the choice compliments the surrounding townscape.

Landscaping and Trees

106. An Arboricultural Impact Assessment has been submitted with the application. The only tree on the site is a Sycamore which is growing near to the entrance

from Valmar Road, near the back of one of the Valmar Road houses. Although large, it has been identified as a category C tree (low quality) and its loss would be mitigated through the provision of 18 new trees within the site, and a condition to secure these is recommended.

107. The site would be predominantly hard landscaped using concrete paving which would provide a shared surface for pedestrians, cyclists and vehicles, with contrasting paving used to differentiate where different activities would take place.

Urban Greening Factor

108. Policy G5 of the London Plan 2021 states that urban greening should be a fundamental element of site and building design. It requires major developments which are predominantly residential, to achieve an Urban Greening Factor (UGF) score of 0.4. For predominantly commercial schemes, 0.3 is required. The scheme is both commercial and residential and a figure within the range 0.3-0.4 would be expected.
109. The landscaping proposals has been revised and the UGF has increased from 0.23 to 0.31. This has been achieved using an intensive green roof, additional tree planting and connected tree pits, extending areas of rain gardens, and introducing species-rich grassland around the edges of the play space.
110. The existing site utilities show that there are little to no services in zones where tree planting and soft landscaping is currently proposed. The utilities strategy will be developed to ensure the landscaping proposals are deliverable and is secured through a condition.

Ecology and Biodiversity

111. The Council's Ecologist considers that the proposed development offers an opportunity to enhance biodiversity and ecology on the site through the introduction of biodiverse roof and 24 swift bricks and six bat tubes to be set into the building. These requirements have been included as conditions in the draft decision notice.

Light pollution

112. A lighting concept report has been submitted by Foundry (ref PRSM-2470 dated December 2021), which advises that coloured lighting could be used to illuminate the pedestrian route into the site from Denmark Hill. Lighting could be provided within trees, attached to external furniture and within the landscaping. The hospital block would be illuminated by the metal panels incorporated into the building up to the fifth story, and lighting is proposed around Milkwell Yard. Some interventions include:
- Concealed detail to underside of furniture
 - Suspended circular feature fittings providing warm glows of light.
 - Linear LED detail to the base of the hedge and around the benches.
 - Spotlights to tree canopies and down to planting below.
 - Decorative in ground fittings scattered over the pathway.

- Low level bollards to provide illumination along the path

113. The lighting strategy has been reviewed by EPT and an ongoing compliance condition has been secured. This would ensure that there would be no unacceptable light spillage to neighbouring properties and that any lighting columns would not have an overbearing impact upon the neighbouring properties.

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

114. The importance of protecting neighbouring amenity is further reinforced in Southwark Plan Policy P55 which states "Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users". The adopted 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and sunlight impacts

Daylight

115. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishment (BRE) guidelines on daylight and sunlight. The conclusions state that the reductions in daylight 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.

Summary of daylight and sunlight impacts

116. The impacts upon the following neighbouring properties have been tested:

- 2-44 Valmar Road (evens)
- Samuel Lewis Trust Blocks A-E
- 38-46 Denmark Hill (evens)
- 62 Denmark Hill
- 66-78 Denmark Hill
- 1a Milkwell Yard
- Caleb Court
- 2-8 (evens) Coldharbour Lane

117. Of the properties tested, the impacts upon the following properties would comply with the BRE guidance in relation to VSC, NSL and where relevant, APSH. Therefore there is no further assessment required for these properties.

- 2, 4, 6, 8, 22, 30, 40, 40 ½ , and 44 Valmar Road;
- 38, 40, 62, 66-70, 72, 74, 76 and 78 Denmark Hill;
- 1a Milkwell Yard
- Caleb Court

- 2-8 Coldharbour Lane

118. Table 6: Vertical sky component (VSC) Calculations

Residential Buildings Assessed	Wind o w s T e s t e d	BRE C o m p l i a n t (VSC)	Non-BRE C o m p l i a n t (VSC)	Below BRE Guidelines		
				20 – 29.9 % r e d u c t i o n	30 – 39.9% r e d u c t i o n	>40% r e d u c t i o n
Valmar Road	233	227	6	6	0	0
Samuel Lewis Trust	430	390	40	23	8	9
Denmark Hill	46	33	13	10	0	3
Milkwell Yard	6	6	0	0	0	0
Caleb Court	11	11	0	0	0	0
Coldharbour Lane	41	41	0	0	0	0
Total	767	708 (92.3%)	59 (7.7%)	39 (5.1%)	8 (1%)	12 (1.6%)

Table 7: No Sky Line (NSL) Calculations

Residential Buildings Assessed	R o o m s T e s t e d	BRE C o m p l i a n t (NSL)	Non-BRE C o m p l i a n t (NSL)	Below BRE Guidelines		
				20 – 29.9 % r e d u c t i o n	30 – 39.9% r e d u c t i o n	>40% r e d u c t i o n
Valmar Road	187	185	2	1	1	0
Samuel Lewis Trust	230	223	7	2	5	0

Denmark Hill	43	35	8	3	4	1
Milkwell Yard	3	3	0	0	0	0
Caleb Court	8	8	0	0	0	0
Coldharbour Lane	31	31	0	0	0	0
Total	50 2	485 (96.6 %)	17 (3.4%)	6 (1.2 %)	10 (2%)	1 (0.2%)

120. Table 8: Sunlight (annual probable sunlight hours test - APSH - and winter sunlight hours test)

Residential Buildings Assessed	Rooms Tested	Pass Both Tests	Fail APSH	Total	Fail Winter WPSH
Valmar Road	32	30	1		2
Samuel Lewis Trust	170	142	20		28
Denmark Hill	38	35	1		3
Milkwell Yard	3	3	0		0
Total	243	210 (86%)	22 (9%)		33 (14%)

121. Further information on the properties which do not pass the NSL, VSC and APSH tests are provided below.

Valmar Road

122. These buildings form a terrace of three-storey buildings fronting Valmar Road. They are located south-west of the site with rear gardens adjacent the site boundary. The rear of this block would face the rear of the Valmar Road terrace, and many of these properties have been extended by way of ground floor rear extensions and dormer windows. At ground floor level and taking the various extensions into account, there would be a minimum separation distance of 11.5m and any views would be screened by the existing boundary wall. At first floor level and above the window-to-window separation distances would be 21-22m which would comply with the Residential Design Standards SPD.

10 Valmar Road

123. One room in this property would marginally breach the BRE recommendation for NSL with a reduction of 21.2%. However, all of the windows to this property would pass in relation to VSC therefore the impact can be considered acceptable.

12 Valmar Road

124. One window within this property would experience a VSC reduction of 20.64% (with a retained VSC of 23.683%) which would be marginally beyond the BRE recommendation. However, the room is served by another window which would comply with the guidance. The impacts would comply in relation to NSL and APSH.

14 Valmar Road

125. A conservatory window in this property would experience a 20.67% reduction in VSC (with a retained VSC of 22.30%) which would marginally exceed the BRE recommendation, but the two other windows serving the conservatory would comply with the guidance and the impacts would comply in relation to NSL.

16 Valmar Road

126. One window would experience VSC reduction of 20.09% (with a retained VSC of 23.43%). This would not significantly exceed the BRE recommendation and two other windows serving the same room would comply. The impacts would comply in relation to NSL and APSH.

18 Valmar Road

127. Two windows in this property serving the same room would experience VSC reductions marginally beyond the BRE guidance at 21.83% and 21.43% (with retained VSCs of 22.85% and 23.72%), and one room would experience a 34.9% reduction in NSL. These windows serve a rear extension and would directly face proposed Block B, but given that the VSC impact would not be significant this is considered to be acceptable.

24 Valmar Road

128. One living-room window would experience a 21.28% VSC reduction (with retained VSC of 21.60%) but another window serving the room would comply with the BRE guidance in this respect, and all of the impacts would comply in relation to NSL and APSH

Samuel Lewis Trust Dwellings Blocks A-E

129. This series of five storey housing blocks sit perpendicular to Block A, with the flank wall facing towards the development site. There would be a minimum separation distance of 14.7m, with the windows facing each other across a road and sports area within the estate. The windows in these neighbouring blocks appear to be either secondary or non-habitable, with their main windows at the front and back. As such it is not considered that they would experience any significant loss of privacy as a result of the proposal.

Block A

130. One room in this block would experience NSL reductions of 38.81% which would exceed the BRE recommendation, however all of the windows would comply in relation to VSC therefore they would not experience a significant reduction in daylight; all of the impacts would comply in relation to APSH.

Block B

131. 10 windows in this block would experience VSC reductions ranging from 20.01% to 40.32%, with retained VSCs ranging from 12.54% to 19.264%. Three of these rooms are each served by a single window which would experience VSC reductions of 20.01%, 25.23% and 25.32% which would not significantly transgress the BRE guidance. These three rooms would pass in relation to NSL and as such would not experience a significant reduction in daylight. In the case of the other seven windows, the reductions fall broadly within the 'moderate' category of loss, which must be noted as a negative impact of the scheme. However, this replicates the situation under the extant permission.
132. Two rooms within the block would not comply with the BRE guidance, reducing by 25.6% and 37.2% in NSL. Eight rooms would experience annual sunlight losses beyond BRE recommendations ranging 18.8% to 45.5% although the rooms would retain relatively high levels of annual sun ranging from 19% to 28% of the APSH against a BRE recommendation of 25%. As such, it is not considered that these impacts would be so significant that they would warrant a refusal of planning permission.

Block C

133. 12 windows in this block would experience VSC reductions ranging from 20.45% to 54.34%. One room would not comply with NSL with a 33.8% reduction in NSL.
134. Sixteen room would experience APSH losses ranging from 20.09% to 54.3%. The biggest losses would occur during winter with reductions ranging from 55.6% to 100%, with three rooms losing all of their winter sunlight (from existing levels of 2% to 4%). The other rooms would retain between 2% and 4% of the annual winter sun against a recommendation of 5% within the BRE guidance. These impacts must be weighed in the balance when considering all aspects of the proposal. The impacts are a slight improvement from the extant permission.

Block D

135. 12 windows in this block would experience VSC reductions ranging from 21.48% to 53.38%. One room would not comply with NSL with a 33.2% reduction in NSL.
136. In relation to sunlight, four rooms within the block would not comply with the BRE guidance. The biggest losses would occur during winter with all of the four rooms losing all of their winter sunlight (from existing levels of 3% to 5%

APSH). These rooms would experience losses in annual sunlight ranging from 20% which would not significantly exceed the BRE guidance, to 67.9%, with retained APSH ranging from 0% to 17% against a BRE recommendation of 25%. These impacts would be significant and must be taken into account when considering the positive and negative impacts of the proposal.

Block E

137. Six windows in this block would experience VSC reductions beyond the BRE guidance, ranging from 20.66% to 30.26%. Two rooms would not comply with NSL with a 30.7% and 20.5% reduction in NSL.
138. In relation to sunlight, three rooms within the block would not comply with the BRE guidance with losses of winter sun ranging from 23.57% to 46.45% and retained winter sun ranging from 1% to 2% against a recommendation of 5%. Reductions in annual sun would range from 22.2% to 52.2%.

Denmark Hill

139. Denmark Hill contains a terrace of three storey buildings with retail frontages and ground floor and residential units above. There would be a 9.9m separation distance at 44 Denmark Hill whilst at number 46 there would be just 6.1m at first floor level and 10m at second floor level.

42 Denmark Hill

140. Five of the nine windows tested would fail in relation to VSC with reductions ranging from 20.27% to 27.41% which would not be significant, and they would have retained VSCs ranging from 13.57% to 25.29%, which is reasonable for an urban area. For the rooms these windows serve, three would pass in relation to NSL and the other two would experience NSL reductions of 26% and 35.5%. One further room would not comply in relation to NSL, but the windows that these rooms serve would retain VSC levels which would exceed the BRE recommendation of 27%.
141. With regard to APSH, two rooms would not comply with the guidance for winter sun but would comply for annual sun (retaining 25% and 28% of APSH). Both rooms would retain 4% during winter and the impact upon this room is considered to be acceptable as it would not be significantly beyond the BRE recommendations for retained sunlight.

44 Denmark Hill

142. All four windows fall below recommended VSC levels with losses ranging from 22.3% to 28.1% (retained VSC 18.37% to 27.7%). These are across three rooms, which are not compliant with NSL with a 28.1% reduction in NSL (retained 33.5% NSL) and 22.3% reduction in NSL (retained 26.7% NSL). All three rooms experience losses of APSH beyond BRE recommendations ranging from 25.5% to 65.7% reduction in APSH. This would be an adverse impact which must be taken into account when weighing up all aspects of the proposal

46 Denmark Hill

143. All four windows would exceed VSC recommendations with a reduction of 26.22 to 40.43% reduction in VSC. Two are single window rooms and would not comply with NSL with a NSL reduction of 50.9%, which is major adverse impact. In a second room tested which is served by four windows, two would comply in relation to VSC and two would experience significant reductions of 57.63% and 58.24% (retained VSCs of 13.61% and 13.35%); the impact upon the room would comply in relation to NSL. A third room would comply in relation to VSC and NSL. All three rooms exceed APSH recommendations with annual loss of 24.6% to 28.6%. These impacts are, however, in keeping with the extant permission.

Summary of cumulative changes from consented scheme

144. The proposal falls within the building envelope of the extant permission (19/AP/0854) which was considered acceptable in terms of daylight and sunlight. This current application assesses both net changes from the existing site condition, and compares the impacts of this proposal with the impacts of the extant permission (19/AP/0854). In all instances the daylight and sunlight levels are an improvement on the extant permission.

Overshadowing assessment

145. As stated, 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. If as result of new development a garden or amenity area does not achieve this and the area which can receive two hours of sun on the ground is reduced by more than 20%, then the loss of sunlight is likely to be noticeable. The gardens to the houses along the Valmar Road terrace have been tested, together with a play / sports area within the Samuel Lewis Trust Estate. For the gardens to the Valmar Road terrace, all of the impacts would comply with the BRE guidance. The impact upon the play / sports area within the Samuel Lewis Trust Dwellings would also comply with the guidance. The analysis also confirms that the levels of sun on ground within the neighbouring gardens and amenity areas will be comparable with those arising from the extant permission. There will be no amenity areas that experience any further reductions in sun on ground availability (i.e. no further additional overshadowing) by comparison with the extant permission

Conclusions on daylight and sunlight

146. To conclude in relation to amenity impacts, whilst there would be some significant daylight, sunlight and outlook impacts, these would be limited to a small number of properties and overall the daylight and sunlight impacts would not result in an undue loss of amenity. Good levels of privacy would be maintained and conditions and planning obligations are recommended to deal with impacts such as plant noise and noise arising from the use of the medical use and workspace.

147. The submitted reports demonstrate that the current proposal will not give rise to any increased daylight and sunlight effects to existing neighbouring properties beyond those already established by the extant permission. Given that this permission was granted less than a year ago, and there have been no other changes in circumstances which would warrant the council taking a different position now, it is recommended that the impacts can be considered to be acceptable.

Overlooking and privacy of neighbouring properties

148. As stated, 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.
149. There would be a minimum of 14.7m between the Samuel Lewis Trust dwellings and Block A; whilst this is significantly less than 21m, this is to a flank wall of the Samuel Lewis Trust blocks, and so there are no directly facing habitable rooms to compromise privacy. There is a 11.5m separation at ground floor and 21m at first floor level between the Valmar Road properties and Block B; the ground floor windows are separated by a boundary wall and the privacy is safeguarded to a reasonable degree.
150. There would be a much closer relationship between Block C and numbers 44 and 46 Denmark Hill which both contain residential units. There would be a 9.9m separation distance at 44 Denmark Hill whilst at number 46 there would be just 6.1m at first floor level and 10m at second floor level. Where the closest relationship would occur at number 46 this would affect two first floor windows which face the site at a distance of 6.1m. One of the windows is already obstructed by an external fire escape stair which the window looks out upon, and the other window is unobstructed but appears to be served by at least one other window facing south, away from the site. Whilst there would undoubtedly be a loss of outlook to these units, on balance it is considered that the benefits arising from the proposal would outweigh these very localised amenity impacts. Separation distances with the other adjoining properties which contain residential units would range from 17m to 53m which would be sufficient to maintain good levels of outlook.
151. The mitigate overlooking obscure glazed windows will be secured through condition for the upper floor hospital windows closest to Denmark Hill that would have views over the end portions of the closest Denmark Hill properties, although there do not appear to be any habitable windows which would be affected. However, given the close relationship (a minimum of 5m across the Denmark Hill route) it is recommended that a condition be imposed requiring screening to these windows to direct views into the site and away from the neighbouring properties.

Noise and vibration (construction / operational impacts)

152. The submitted Acoustics Planning Report Revision 2 document dated 17 December 2021 prepared by Hoare Lea has been reviewed. It covers:

- Effects from construction traffic and works;
- Effects from the completed development in terms of vehicle movements and plant noise; and
- Site suitability for the proposed use.

153. The Environmental Noise Impact Assessment is comprehensive. Desirable internal noise levels can be achieved through the introduction of double glazing to habitable rooms, which will be secured by condition. Vibration levels are low and not likely to lead to adverse effects on the proposed building or on its occupants. Sound transmission between commercial unit and dwellings have been identified as mitigated through sound insulation between the two areas, which will also be secured through condition.

154. E class uses generally sit comfortably near to residential properties and should not result in any loss of amenity. Noise from people would be more difficult to control, although the proposed layout of the uses on the site locating residential units closest to existing residential and locating the hospital closest to Denmark Hill and the town centre would assist in this regard. It is considered likely that most people working at the site and hospital visitors would enter and leave the hotel via Denmark Hill, particularly those using public transport which is predicted to be the main way in which people would travel to and from the site. The s106 agreement would require workspace management plans to be submitted for approval which would include management of the external spaces, and Secured by Design certification would require measures such as CCTV and good levels of lighting to be installed throughout the site. Conditions have also been included in the draft recommendation to limit plant noise and to restrict servicing hours and this is considered further in the transport section of this report.

Energy and Sustainability

155. London Plan Policy SI 2 policy sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG. The Southwark Plan (policy P70) requires 100% reduction in carbon emission on site below 2013 Building Regulations Part L standards for residential development, and a minimum of 40% on site carbon savings for non-residential development. In both cases any shortfall must be made up by an in lieu payment towards the carbon green fund.

Be Lean

156. An Energy Statement was submitted by Hoare Lea dated January 2022. This provides a Part L 2013 baseline carbon saving for Be Lean of 18% for the whole development, comprising of 15% saving against baseline for the domestic component and 20% for the non-domestic component. This exceeds the 10% and 15% (respectively) ambitions of the London Plan for the Be Lean stage, through fabric efficiency measures.

Be Clean

157. There currently are no heat networks within close proximity of the site. As the development sits within a heat network opportunity area, provisions will be made to ensure the development can connect to a network in the future, should one become available, and this can be secured by condition. No carbon savings are achieved for this step of the Energy Hierarchy.

Be Green

158. The measures proposed include incorporation of renewable technologies in the form of Air Source Heat Pumps (ASHP). This step of the Energy Hierarchy would achieve a total carbon reduction of 27% over the 2013 building regulations across the whole site. This is further broken down to a 33% reduction for the residential part of the development and a 21% reduction for the non-residential part of the scheme. ASHPs are proposed as the primary heat generating technology. PVs will be introduced with roughly 250sqm active PV panel area on Block C and 100sqm PV panel area on Block A generating additional energy savings. This assumes a small-scale annual yield of 60,000kWh.

Be Seen

159. The London Plan asks developers to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. Displayed energy use within individual units will allow occupants to understand the way in which they consume energy and how much it costs. The proposed scheme will explore opportunities to link the proposed heating and mechanical ventilation systems to a computer based central monitoring system. In accordance with London Plan policies it is appropriate to secure post completion monitoring within the s106 agreement.

Conclusions on energy

160. Cumulative CO₂ savings on site are estimated at 45% site wide. This includes savings of 49% for the domestic part and 41 % for the non-domestic part of the development, against a Part L 2013 compliant scheme. This provides a total on-site regulated carbon emissions by 45% under the current Part L carbon factors, which is beyond the 40% target set by the emerging Southwark Plan.
161. All reasonable efforts have been made to maximise carbon efficiency on site, and it is not considered that there are further options available to making additional CO₂ savings on site. The remaining shortfall must be off-set with a financial contribution to the carbon off-set fund. The total regulated emissions on-site is 158.9 tonnes CO₂/year and 70.9 tonnes CO₂/year will be saved through these energy saving measures. The remaining 88 tonnes CO₂/year are there required to be offset through a carbon offset contribution. This would include a payment covering an offset to zero carbon for the entire scheme of

88 tonnes over 30 years. The current carbon offset payment requires £95/tonne for a period of 30 years. In the case of this scheme the carbon offset payment would be £250,800.

Sustainability

162. The sustainability strategy is in the submitted Sustainability Statement produced by Hoare Lea (REV 3 dated 7 Jan 2022). BREEAM 'Excellent' rating is required for this development. The results from the submitted pre-assessment result suggests that a total point scored of at least 71.09% could be achieved exceeding the BREEAM 'Excellent' target of 70%. A condition to secure this is recommended.

Overheating

163. London Plan SI4 requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the London Plan cooling hierarchy. This application was accompanied by a Residential and Non-residential Thermal comfort assessment (both Rev 02 dated 15 December 2021 by Hoare Lea).
164. For the residential element, the purpose of the overheating assessment is to determine the comfort levels in the main habitable rooms (bedrooms, common living rooms and kitchens) during the summer months when the risk of overheating is present. The analysis results show that with mitigation in place (use of active cooling in all private apartments via fan coil units) all rooms will meet overheating comfort levels. These ventilation requirements will be secured through condition to ensure energy efficiency.
165. Within the non-residential report, the building envelope is sealed and therefore the use of blinds will mitigate any potential overheating.
166. The documents show that the buildings are designed in accordance with the cooling hierarchy and can achieve thermal requirements.

Whole life cycle and carbon capture

167. London Plan Policy SI2 requires a calculation of whole life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment. This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end-of-life dismantling.
168. A Whole Life Carbon Assessment has been submitted (by Hoare Lea Rev 1 15 December 2021). The Assessment has been prepared in accordance with the GLA guidance and explains the strategies which will be adopted at the end-of-life of the building to ensure circularity. The document is found to be acceptable subject to obligations to secure post construction reviews, compliance with the energy strategy including the amount of PV to be installed on the roof and future proofing connection to a district heating network.

Circular economy

169. London Plan Policy SI7 seeks to promote resource conservation, waste reduction, increases in material re-use and recycling, and reductions in waste going for disposal through the requirement of new development to submit a circular economy statement. Such statements must demonstrate how all materials arising from demolition and remediation works will be re-used and/or recycled; how the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life; opportunities for managing as much waste as possible on site; adequate and easily accessible storage space and collection systems to support recycling and re-use; specify how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy. The statement must also identify how performance will be monitored and reported
170. A Circular Economy Statement has been submitted in line with the GLA's requirements. The statement includes a commitment to reusing/recycling and recovering 95% of construction demolition waste. A pre-demolition audit will be commissioned to maximise the recovery of materials, and a sustainable procurement plan will be used for new materials. A Site Waste Management Plan will also be prepared to develop and implement procedures to sort and reuse and recycle demolition and construction waste. The plan will also highlight strategies for designing out waste and reducing waste generated onsite. The new blocks will follow the best practice principles detailed in the plans with the intention of minimising waste first before reuse, recycling and disposal. For operational waste, appropriate space has been designed to allow for access and collection of waste which includes recycling. The proposed commitments to minimise the quantities of materials and other resources (energy, land, water) used, and measures for sourcing materials responsibly and sustainably are considered to be acceptable in principle. The Council is satisfied with the CES submitted subject to the applicant submitting a post completion report which sets out the predicted and actual performance against all numerical targets. This will be secured as an s106 obligation.

Water efficiency

171. For the residential component of the development, the applicant's Building Services and Sustainability Strategy confirms that the dwellings would have a maximum indoor water consumption of 105 litres per person per day, in line with the optional standard in Part G of the Building Regulations. This complies with Policy SI5 of the London Plan 2021.

Digital connectivity and infrastructure

172. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services.
173. To ensure London's long-term global competitiveness, Policy SI6 (Digital

Connectivity Infrastructure) of the London Plan 2021 requires development proposals to:

- be equipped with sufficient ducting space for full fibre connectivity infrastructure;
- achieve internet speeds of 1GB/s for all end users, through full fibre connectivity or an equivalent.
- meet expected demand for mobile connectivity; and
- avoid reducing mobile capacity in the local area.

174. The Southwark Plan policy P44 recognises this need, and to address this policy requirement a condition is recommended to ensure that the development can install appropriate ducting for future connection to the full fibre infrastructure. The submitted details should include technical plans, estimated demand generated by each of the proposed uses, and evidence of an agreement with a supplier to deliver the requisite speeds.

Fire strategy

175. 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.

176. A Fire Compliance Statement by Hoare Lea (dated 9 September 2021) been submitted with the application. The London Fire Brigade was consulted and had no observations to make.

177. A condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with policy 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 (person with reduced mobility) 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).

Air quality

178. A key priority for the London Plan is to tackle poor air quality (Policy GG3 and SI 1). This is reinforced in Southwark's development plan policies. Southwark Plan policy P64 seeks to ensure that developments achieve or exceed air quality neutral standards; and address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality

179. An Air Quality Assessment has been submitted with the application which considers the impact of the proposal on air quality and the effect of air quality on future occupiers of the development. It recommends a number of measures including a construction management plan to minimise dust, and prioritising the site for pedestrians and cyclists. The assessment concludes that the proposed development would be air quality neutral.
180. The Air Quality Assessment has been reviewed by EPT and is found to be acceptable subject to a number of conditions, including requiring a detailed construction management plan to be submitted for approval and these have been included in the draft recommendation

Ground conditions and contamination

181. A Stage 2 Site investigation report has been submitted by YourEnvironment (ref: YE3020 rev 2 dated December 2021, which advises that no ground contamination concentrations have been found at the site. The report has been reviewed by EPT and the Environment Agency (EA). A condition to deal with unexpected contamination if it is found has been included in the draft recommendation.

Water resources and flood risk

182. A revised Flood Risk Assessment by GeoSmart (ref: 71551.00.01R4 dated 2022-03-18) and Sustainable Drainage Strategy (ref: 1551.0.01R2 dated 2021-12-09) were submitted with this application. The site is located within Flood Zone 3 which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. However the site is protected by the Thames Barrier and related defences. The Environment Agency were consulted on the application and had no objections. Furthermore, the Council's Flood Risk Management Team were consulted and had no objections. No objections have been raised by Thames Water however informative has been added to the decision notice to ensure that Thames Water is contacted if there is proposal to discharge ground water to the public network in the future.
183. The proposed drainage strategy is comprised of SuDS features including green roofs, permeable paving and rain gardens with a minimum holding capacity of 476.10 m³. This would be sufficient to attenuate the required volume of 472.54 m³ to ensure there is no increase in runoff above the greenfield scenario in all events up to and including the 1 in 100-year flood event, (including a 40% allowance for climate change), prior to infiltrating the ground.
184. If, following further assessment, infiltration to ground is not considered feasible surface water could be discharged into the nearby combined sewer at a restricted rate of 4.7l/s, to match the 1 in 100-year greenfield run off rate and provide an improvement on the existing run of rate for all events. This would ensure surface water runoff is managed according to national and local policy in all events up to and including the 1% AEP event plus a 40% allowance for climate change, as preferred by DEFRA non-statutory guidance (DEFRA,

2015). The proposal is therefore considered acceptable in respect of flood risk and drainage, including Policies SI 12 and SI13 of the London Plan and Policy P68 of the Southwark Plan. A drainage proforma and updated strategy which includes rainwater harvesting was submitted during the course of the application.

185. 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 to confirm this requirement.

Basement Impact Assessment

186. The proposed Block C incorporates a basement and therefore this application is supported by a Basement Impact Assessment (BIA) prepared by Card Geotechnics Limited (CGL). The site is entirely hard-surfaced and impermeable at present, and the proposal would include permeable paving, soft landscaping including lawns at the rear of Block B and shrub planting throughout the site and green and brown roofs. The application has been reviewed by the Council's Flood Risk and Urban Drainage Team which has no objection to the proposals in terms of flood risk, and has recommended conditions for further details of the SUDs measures and waterproofing of the proposed basement. No objections have been raised by Thames Water however informative has been added to the decision notice.

Archaeology

187. The entire site is located in the Camberwell Green Archaeological Priority Zone and an Archaeological desk based assessment has been submitted in support of the application. It has been reviewed by the Council's Archaeologist, and conditions have been included in the draft recommendation and a contribution for archaeological monitoring would be secured through the s106 agreement.

Wind Microclimate

188. The proposed scheme is not of a scale that could potentially have any significant impact on wind conditions around the site or any adverse effects on pedestrian and residents' comfort.

Transport

Site context

189. The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). The nearest bus stops are located immediately outside the site on Denmark Hill, and Denmark Hill Station is around a 10 minute walk away (750m to the south-east). As stated the only vehicular access into the site is from Valmar Road which is within a controlled parking zone (CPZ) which operates Monday to Friday (0830-1830). There is on-street parking on both sides of the road which means that the road is only wide enough for one vehicle to pass, and

there are traffic calming measures along this road and double yellow lines around the Valmar Road entrance to the site.

Site layout

190. Vehicular access to the site would be from Valmar Road as existing, controlled by retractable bollards. Concern was raised in the neighbour comments that this access is inadequate to serve the needs of the development, including emergency vehicles. The Council's Highways Development Management Team has advised that because it is an existing access which served the trading estate it is considered to be acceptable, provided adequate visibility splays are maintained. The s106 agreement would secure the adoption of some of the applicant's land in order to ensure that the visibility splays are maintained, even though the likelihood of them being obstructed is considered to be low.
191. The footway adjoining this site on Denmark Hill is wide and connects southerly to the nearby Denmark Hill train station and the pedestrian routes alongside Ruskin Park. In the same direction, it joins with the footways on Herne Hill and Red Post Hill leading to Herne Hill and North Dulwich train stations respectively.

New pedestrian route through the site

192. The new routes would connect Valmar Road with Denmark Hill and Milkwell Yard which would comply with the requirement in the NSP27 site allocation. The Denmark Hill route would be approximately 3.2m wide upon entering the site from the town centre, and would open out towards the entrance to the medical building. This route would be enhanced with landscaping and lighting and there would be clear visibility through, all of which would help to draw people into the site. At present there are bins and external stairs belonging to the adjoining properties along this route. Whilst the external stairs would have to remain, the applicant has contacted these properties with a view to improving the refuse storage arrangements, including potentially relocating the bins or enclosing them. Milkwell Yard is adopted highway therefore improvements to this area can be secured through the s106 agreement, including resurfacing it and other environmental and security improvements. The s106 agreement would also secure open public access through these routes.
193. Although the routes past Blocks A and B would be a similar width (10.5m and 12.5m respectively at ground floor level), they would feel quite different. The route leading to Denmark Hill would be lined with workspace and the medical building which would create an active, urban feel to this route. This would be in contrast to the softer landscaping elements and a more domestic feel to the secondary route which would lead past Block B to Milkwell Yard.
194. The landscaping is important in enhancing the character of these routes and would be secured by condition. The pedestrian route is a key benefit of the site providing residents to the west improved access to shops and bus services on Denmark Hill.

Visual of the route looking from Denmark Hill



Pedestrian conditions and cycle/car access

195. The bus lanes on both sides of the immediate southern stretch of Denmark Hill assist cyclists in connecting with the southerly Herne Hill station and the committed cycle routes at the eastern side of this site. In addition, the adjacent Coldharbour Lane/Denmark Hill/Milkwell Yard junction has signalised pedestrian crossings on all its five arms, and there is another signalised pedestrian crossing opposite the Butterfly Walk Shopping Centre. The applicant has proposed the conversion of the existing vehicle entrance on Denmark Hill to pedestrian/cyclist access, provision of another pedestrian access connecting to Milkwell Yard, and retention/upgrade of the existing vehicle/pedestrian entrance onto Valmar Road, to serve the car parking/drop-off/servicing areas, 5 refuse bin stores plus 7 cycle stores and a cycle maintenance hub.
196. The open areas of the site would be a shared surface for pedestrians, cyclists and vehicles in a mews type arrangement. Pedestrian and cyclist access to the site would be from Denmark Hill, Valmar Road, and Milkwell Yard which would be provided with landscaping and lighting, and there would be bollards across the access from Milkwell Yard to prevent vehicles entering from this direction. The s106 agreement would secure the pedestrian and cyclist routes through the site, together with resurfacing and lighting to Milkwell Yard.

Car parking

197. The public realm space located in between the blocks would comprise shared space that gives priority to pedestrian and cycle access given the limited number of parking spaces. Parking would be limited to three blue badge bays for the proposed residential element of the development, one car club bay, and one blue badge bay for the medical floor space. These are equipped with active electric vehicle charging points. A loading bay would be located to the

south of Block C for use by delivery and servicing vehicles.

198. Camberwell CPZ provides adequate parking control in this vicinity on weekdays from 0830hrs to 1830hrs. The proposed car parking level is deemed satisfactory for the use, and the parking controls will prevent additional on-street parking pressure. Occupiers of the development (apart from those with valid Blue Badge eligibility) will be excluded from securing car parking permits under the CPZ operating in this locality.
199. The public realm space would also include a drop off area for the minority of patient trips that could arrive in cars/taxis or Patient Transfer Service (PTS) vehicles. The operation and management of this space would be overseen during clinic periods, with staff on hand to ensure safety and pedestrian/cyclist priority. Further detail is included in the Operational Management Plan (OMP), and the Delivery and Servicing Plan (DSP) prepared by Odyssey dated December 2021 (ref 21223 Rev 04).

Cycle parking

200. Residential long-stay cycle parking and refuse storage would be provided internally within the residential blocks at ground floor level, with short-stay cycle parking located within the public realm space. Long-stay cycle parking for the medical use would be in the basement of Block C, with showers provided at ground level. Short-stay cycle parking for the medical use would be provided in the public realm.

201. Cycle parking requirements

Unit Type	Southwark Plan minimum	London Plan minimum	Requirements minimum	Cycle provision
Block C (medical)	Long stay (1 space per 5 staff)	Long stay (1 space per 5 FTE)	31 (both)	34 long stay, all provided as Sheffield stands (2 for larger bikes)
	Short stay (1 space per 30 staff)	Short stay (1 space per 30 FTE)	5 (both)	60 short-stay all provided as Sheffield stands (for whole development)
Block A (office)	Long stay (1 space per 45sqm)	Long stay (1 space per 75sqm)	15 (Southwark Plan) 9 (London Plan)	8 long-stay all provided as Sheffield stands (3 for larger bikes)
	Short stay (1 space per 250sqm)	Short stay (1 space per 500sqm)	3 (Southwark Plan)	Within the 60 short-stay spaces

			1 (London Plan)	above
Block A (residential)	Long stay (1 space per bedroom plus one space per dwelling)	Long stay (1 space per bedroom)	56 (Southwark Plan) 41 (London Plan)	42 long-stay of which: 34 from double stackers 8 from Sheffield stands (of which 4 are wider spaces)
	Short stay (1 visitor space per 10 units)	Short stay (5 to 40 dwellings: 2 spaces, thereafter 1 space per 40 dwellings)	2 (Southwark Plan) 1 (London Plan)	Within the 60 short-stay spaces above
Block B (residential)	Long stay (1 space per bedroom plus one space per dwelling)	Long stay (1 space per bedroom)	77 (Southwark Plan) 49 (London Plan)	54 long stay of which: 38 from double-stackers 16 from Sheffield stands (5 for larger bikes)
	Short stay (1 visitor space per 10 units)	Short stay (5 to 40 dwellings: 2 spaces, thereafter 1 space per 40 dwellings)	3 (Southwark Plan) 2 (London Plan)	Within 60 short-stay spaces above

Block C

203. Based on 154 staff the scheme must provide 31 long-stay (internal within the block) and 5 short-stay (located in the public realm spaces). In the basement of Block C there are 34 cycle spaces and 2 of these have enlarged spacing for larger cycles (circa 5% of the total). There are sufficient cycle parking spaces in the public realm to meet the short stay cycle parking requirements. The cycle parking spaces of Block C is compliant with the Southwark Plan and London Plan.

Block A

204. Block A provides the residential use with 17 double stackers (34 spaces), and 4 Sheffield stands (8 spaces) of which 4 spaces are for larger bikes. This provides a total of 42 cycle parking spaces to accommodate the residential units which is compliant with the London Plan 2021, which requires 30 long-stay and 1 short-stay parking space to accommodate the 15 residential units. An additional 4 Sheffield stands (8 spaces in total) are provided for the workspace use.
205. Block A is compliant with the London Plan and not the Southwark Plan for the residential component. There is 60 short-stay cycles to be shared across the whole development which is significantly greater than both plan requirements.
206. Block A is not compliant with the London Plan or the Southwark Plan for the office component. There is one shortfall in long-term cycle parking for the office space in terms of the London Plan and six spaces shortfall in terms of the Southwark Plan. On balance this acceptable due to the high quantity of short-term cycle parking spaces shared across the development.

Block B

207. Block B provides 19 double stackers (38 spaces) and 8 Sheffield stands (16 spaces – of which 5 are for larger bikes). This complies with the London Plan 2021 which requires 53 long-stay cycle parking spaces and 1 short-stay parking space for the 28 residential units.
208. Block B is not compliant with the higher Southwark Plan requirement for long-term cycle parking. There is a shortfall of 23 cycle parking spaces for the Southwark Plan totals. On balance this is accepted due to the high quantity of short-term cycle parking spaces. A condition is recommended requiring full details of the cycle parking spaces to be provided, including a requirement for a minimum of 25% Sheffield stands for the residential cycle parking.

Conclusion on cycle parking

209. The cycle parking requirement meets or exceeds the London Plan 2021 in all instances, with exception to the office long-stay parking within Block A which has a shortfall of one long-term cycle space. The cycle parking space is not compliant with Southwark Plan 2022 for the Block A and Block B residential components with a shortfall in 37 long-stay cycle parking spaces within these blocks. On balance this is accepted due to the high quantity of short-term cycle parking spaces accessible to the public realm, which exceeds the Southwark Plan 2022 requirements by 47 short-term cycle parking spaces above requirements. These are configured as Sheffield stands and located at all access points into development to be used by residents and visitors.

Short-term cycle parking located across the whole-development



Cycle docking station

210. A contribution towards the provision of a cycle hire docking space will be required by s106 agreement.
211. The applicant has offered a contribution of £55,000 towards a docking station and officers recommend that this be accepted. A clause would be included in the s106 agreement to secure this contribution in the event that it is agreed that the cycle hire zone will be extended into Camberwell within the first two years of occupation of the development.

Delivery and servicing

212. Delivery and Servicing Plan (DSP) produced by Odyssey dated December 2021 has been submitted, reviewed, and found to be largely acceptable.
213. Tracking diagrams have been submitted which demonstrate that all vehicles could enter and leave the site in a forward gear including an 11m refuse vehicle, emergency vehicles and rigid servicing vehicles up to 10m in length.
214. The open areas of the site would be a shared surface for pedestrians, cyclists and vehicles in a mews type arrangement. Pedestrian and cyclist access to the site would be from Denmark Hill, Valmar Road, and Milkwell Yard which would be provided with landscaping and lighting, and there would be bollards across the access from Milkwell Yard to prevent vehicles entering from this direction. The s106 agreement would secure the pedestrian and cyclist routes through the site, together with resurfacing and lighting to Milkwell Yard.
215. All of the servicing for the development would take place from within the site and would be overseen by the site management. Servicing would take place along the route to Milkwell Yard, with vehicles able to turn either at the corner of the Block C and Block A, or next to the bank of three disabled car parking

spaces. Two 10m rigid servicing vehicles could be present on the site at the same time, and there would be a waiting bay next to Block A which could accommodate a 7.5 tonne box van for smaller vehicles to wait if necessary.

216. Large deliveries to Block C would include medical equipment that may need to be replaced/upgraded every five years. A condition limiting servicing hours for the non-residential uses to 9am to 3pm and 4pm-8pm Mondays to Fridays, 8am to 8pm on Saturdays and not at all on Sundays and Bank Holidays has been included in the draft recommendation together with a condition for a detailed servicing management plan, and a servicing bond would be secured through the s106 agreement.
217. Two drop off and pick up bays for patient transfer and cars/taxis would be provided.

Trip generation

218. The proposed development would result in 9 and 14 net additional two-way vehicle movements in the morning and evening peak hours respectively compared to the existing site if it were fully occupied; this is for all vehicles including servicing vehicles and taxis. There would be 11 x 2-way servicing vehicle movements per day. These figures are lower than that approved with the extant permission for a hotel use and lower than that presented by the transport assessment. This would not have a noticeable adverse impact upon the surrounding road network. The applicant has also provided travel plans to encourage sustainable modes of travel, and a condition to secure these is recommended. An objector has raised concerns that the trip generation figures would cause adverse transport impacts because the trading estate has not been fully occupied for many years. Whilst it is noted, the transport statement has been prepared in accordance with usual practice and it is legitimate to take all of the existing buildings into account because they are lawful uses, irrespective of their condition or the last time they were used.

Impact on public transport

219. Officers consider that the number of public transport trips which would be generated by the development would be 100 and 27 additional two way public transport trips during the morning and evening peaks. This is less than the extant permission which anticipated 101 and 67 additional two way public transport trips during the morning and evening peaks including for the hotel use. TfL has not raised any issues regarding impact upon public transport capacity, and the s106 agreement would secure count down facilities at two bus stops in the vicinity of the site.

Healthy Streets

220. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. This application was accompanied by a Healthy Streets Assessment. The development is car free save for five disabled spaces thus promoting walking, cycling and use of public transport.

Three [3] of these are allocated to the residential use (7% of total units), two [2] are car club bays and one [1] space is for the outpatient and diagnostics facility. The proposed outpatient and diagnostics facility also provides a patient drop off facility, a space for Patient Transfer Vehicles and an area for servicing and deliveries between Blocks C and B.

221. Contributions have been secured towards sustainable transport modes to accommodate the demand created by future occupiers of the site. The scheme has been designed to enhance public realm by providing a new pedestrian route through the site which will enable cyclists and pedestrians to access bus stops and amenities on Denmark Hill more easily from the west of the site. Furthermore the development would provide high quality landscaped space. The development seeks to enhance biodiversity through maximising urban greening on the site which will also help to improve air quality. The scheme has been designed to minimise air and noise pollution as much as possible. Overall the transport and traffic related implications have been fully considered. The Council's Highways and Transport Teams are satisfied with the proposal.

Conclusion on transport impacts

222. To conclude in relation to transport, whilst it is noted that the proposal would slightly increase the number of vehicle trips to and from the site, the increase would be limited and would not result in any adverse impacts upon the surrounding roads. All of the servicing would take place from within the site, and the proposed cycle parking and car parking arrangements are considered to be acceptable.

Environmental matters

Construction management

223. Concerns were raised regarding construction impacts during the Covid-19 pandemic when more people are likely to be working from home. This is noted, although the potential impacts can be reduced through the use of construction management plans, a condition for which has been included in the draft recommendation.

Refuse

224. Separate residential and commercial refuse stores would be provided throughout the development and a condition to secure these has been included in the draft recommendation. Residential bins would be moved by the site management to a holding area next to Block A on collection days, and commercial refuse would be collected by a private contractor. A condition is include to secure this within the draft recommendation.

Planning obligations (S.106 undertaking or agreement)

225. Policy DF 1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal.

Policy IP3 of the Southwark Plan 2022 requires any adverse impact of development be offset through s106 obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and

fairly and reasonably related in scale and kind to the development

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

227. The following obligations are required for this scheme and would be included in the legal agreement:

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171.00	Agreed
Affordable housing	35% by habitable room, to be completed and handed over before more than 50% of the private residential units can be occupied.	Agreed
Affordable housing monitoring fee	£1,852.90	Agreed
Affordable housing review mechanism	Early and late stage review mechanisms, early review if substantial implementation has not occurred within 24 months and late stage at 75% of the private residential occupation/sale	Agreed
Employment methodology	An employment, skills and business support plan should be included in the S106 obligations. LET would expect this plan to include: a. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies; b. Pre-employment	Agreed

	<p>information advice and guidance;</p> <p>c. Skills development, pre and post employment;</p> <p>d. Flexible financial support for training, personal protective equipment, travel costs etc;</p> <p>e. On-going support in the workplace;</p> <p>f. Facilitation of wider benefits, including schools engagement, work experience etc.</p>	
Apprenticeship mechanism	A mechanism for delivery of apprenticeships to be offered in the construction of the development;	Agreed
Local supply chain activity	<p>Local supply chain activity - we would expect methodologies with KPIs agreed to:</p> <p>a. provide support to local SMEs to be fit to compete for supply chain opportunities;</p> <p>b. develop links between lead contractors, sub-contractors and local SMEs;</p> <p>c. work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.</p>	Agreed
Construction phase jobs/ skills and employment requirements	This development would be expected to deliver 22 sustained jobs to unemployed Southwark residents, 22 short courses, and take on 5 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution. The	Agreed

	<p>maximum Employment and Training Contribution is £105,400 (£94,600 against sustained jobs, £3,300 against short courses, and £7,500 against construction industry apprenticeships).</p>	
<p>Employment, skills and business support plan</p>	<p>An employment, skills and business support plan should be included in the S106 obligations. This should include:</p> <ol style="list-style-type: none"> 1. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies; 2. Pre-employment information advice and guidance; 3. Skills development, pre and post-employment; 4. Flexible financial support for training, personal protective equipment, travel costs etc; 5. On-going support in the workplace; 6. Facilitation of wider benefits, including schools engagement, work experience etc. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations; 7. A mechanism for delivery of apprenticeships to be offered in the construction of the development; 8. Local supply chain activity - we would expect methodologies with KPIs 	<p>Agreed</p>

	<p>agreed to:</p> <p>9. provide support to local SMEs to be fit to compete for supply chain opportunities;</p> <p>10. develop links between lead contractors, sub-contractors and local SMEs;</p> <p>work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally</p> <p>.</p>	
Loss of B use class	£25,800	Agreed
Provision of 10% affordable workspace	10% or an offset payment of £94,639 based on the 676sqm GIA of office space proposed within Block A	Agreed
Public access to be maintained through the site	Routes to be secured through the site in accordance with the application drawings; removal or fixing open of the existing gates across the Valmar Road access and fixing open of the existing gates on the Denmark Hill route.	Agreed
Highways works	<p>S278 to secure the following: - Prior to works commencing on site (including any demolition) a joint condition survey to be arranged with Southwark Highway Development Team;</p> <p>- Resurface Milkwell Yard using materials in accordance with Southwark Streetscape Design Manual (SSDM) for footways;</p>	Agreed

	<ul style="list-style-type: none"> - Vehicle crossover on Valmar Road to be reconstructed to the current SSDM standards; - Repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles; - Provision of traffic calming measures in the form of a raised table on Valmar Road and a raised entry treatment at the Valmar Road / Morna Road junction. <p>Other transport related works:</p> <ul style="list-style-type: none"> -Provision of new lighting to Milkwell Yard; <p>Contributions towards bus improvement measures comprising:</p> <ul style="list-style-type: none"> - £60,00 for the provision of countdown facilities at two bus stops on Denmark Hill closest to the site and one on Coldharbour Lane closest to the site 	
Delivery/service management plan bond	£12,036	Agreed
TfL cycle hire contribution	£55,000 towards a cycle hire docking station in the town centre in the event that the cycle hire zone is agreed to be extended into Camberwell within 2 years of the occupation of the development.	Agreed
Car club space and membership	Provision of a car club space on the site and membership for future residents and employees.	Agreed

Parking permit exemption	Future residents and businesses would be prevented from obtaining parking permits for the surrounding streets	Agreed
Carbon off-set green fund contribution	£250,800	Agreed
Future proof CHP	To enable connection with a district heating network in the future if feasible	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 Be Seen condition of the London Plan	Agreed
Total financial contributions	£557,708.90	Agreed
S106 monitoring fee	2% of total financial contributions	Agreed

228. In the event that an agreement has not been completed by 1st October 2022, the Committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:

229. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Policy T9 Funding transport infrastructure through planning of the London Plan (2021), Southwark Plan Policy IP3 (Community infrastructure levy (CIL) and Section 106 planning obligations) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Community involvement and engagement

230. A Statement of Community Involvement (SCI) has been submitted which sets out the consultation which was undertaken on the proposal prior to the

submission of this planning application.

231. A website was set up and leaflets were sent to 1,513 properties located in close proximity to the site. Consultation sessions were held on the 20th and 23rd of November 2021 between 4pm and 8:30pm at St Giles' Church, Camberwell Church Street, London SE5 8RB. The venue was accessible to people with limited mobility and accordingly to Google Maps a seven minute walk from the site. In total, 31 people attended the drop-in sessions. The feedback expressed the need for redevelopment of Valmar Trading Estate, welcomed the change of use to Block C and accepted that the site will not provide accident and emergency services. Valmar Road residents raised concerns about access to the site and the impact of the development will have on local traffic in particular at times of school pick up and drop off at Crawford Primary School. Residents were supportive of the through route through the site. Residents of Valmar Road recommended setting up a construction liaison group during the construction process.
232. There were 31 attendees of the drop in session primarily discussing the change of use and transport impact on site. Six emails were received following the drop-in sessions. The comments included concerns of residents on Valmar Road about daylight/sunlight impact of the development, impact on local traffic, improvements to pedestrian and cycling routes across the site and antisocial behaviour at Milkwell Yard. A further comment was received from the Camberwell Identity Group, which raised concerns about the wayfinding and signage proposed as part of the development. The applicant has committed to work further with the Camberwell Identity Group to ensure that the wayfinding and signage is coherent and reflective of the local area's heritage.
233. The SCI advises that meetings were held with the Ward Councillors and Cabinet Member for Growth, and local groups including the SE5 Forum, the Camberwell Identity Group and the Camberwell Society.

Community impact and equalities assessment

234. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
235. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
236. 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.

237. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
238. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The application would result in the demolition of a number of buildings which although now all vacant, formerly provided accommodation for a number of small businesses. The development would increase jobs at the site, would provide affordable workspace for a range of businesses, and provide needed medical facilities for the NHS, which may benefit those with protected characteristics related to age, sex and disability. It would also provide affordable and family housing including wheelchair accessible housing with dedicated parking, all of which would have positive equality impacts.
239. The provision of affordable housing would be a positive benefit of the scheme as a lack of access to affordable housing impacts disproportionately on Black, Asian and Minority Ethnic groups. The new public route through the site would provide a fully compliant public access from Valmar Road to Denmark Hill, which would support access to bus stops and shops on Denmark Hill. This would be a significant benefit to existing and future residents, including those with limited mobility, as it is not currently possible to gain legible, safe, unimpeded access through the site.

Human rights implications

240. 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.
241. This application has the legitimate aim of providing new medical and office and facilities and new homes. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

242. The Council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
243. The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

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

CONCLUSION

245. Whilst not in compliance with the site allocation and other development plan policies, in terms of not fully re-providing employment space, there are clear material considerations which justify granting planning permission. The new medical facilities would support the Kings College hospital NHS services at Denmark Hill, and meet the Southwark Plan objectives of allowing development which delivers health facilities. Good health is a key factor in economic and social well-being, and early diagnosis of health problems can significantly improve outcomes. The use is well located for public transport and other town centre facilities. The provision of new office/employment space is compliant with the site allocation, and a contribution for the loss of existing employment space, and to provide affordable workspace, is secured by the s106 agreement. The 43 new homes would also meet the site allocation, and

35% of the habitable rooms would be delivered as affordable housing, in a policy compliant tenure split.

246. It is considered that the design of the buildings would be of a high standard which would preserve the character, appearance and setting of this part of the Camberwell Green Conservation Area, using materials which are appropriate to the context. The standard of the residential accommodation is good, and the number of larger family units in very welcome.
247. Whilst there would be some amenity impacts to neighbours, most of these would not be significant. The exception to this is 44 and 46 Denmark Hill and some sunlight impacts to some units within the Samuel Lewis Trust Dwellings, but for the reasons set out in full earlier in the report, these are not considered to be so significant that they would outweigh the positive impacts of the proposal. It is also important to note that the current proposals sit within the massing envelope recently consented under permission 19/AP/0864 and the impacts are therefore less than those created by that permission.
248. The transport impacts of the proposal are considered to be acceptable, and planning conditions and a s106 agreement would ensure that issues such as carbon dioxide emissions, air quality, ground contamination, surface water drainage, archaeology and ecology would all be adequately dealt with. It is therefore recommended that planning permission be granted, subject to the completion of a s106 agreement, and conditions as set out on the attached draft decision notice.

Background Information

Background Documents

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 7976 Council website:

Appendices

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

Audit Trail

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Vendela Gambill, Planning Officer	
Version	Final	
Dated	23 May 2022	
Key Decision	No	
Consultation with Other Officers / Directorates / Cabinet Member		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team		24 May 2022

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	NewBe Properties LLP and Kings College Hospital	Reg. Number	21/AP/4714
Application Type	Major application		
Recommendation	GRANT permission	Case Number	2058-A

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Redevelopment of the site to include the demolition of existing buildings and construction of three buildings of: 6 storeys plus basement (Block C), 6 storeys (Block A) and 4 storeys (Block B) providing an outpatients and diagnostics centre with ancillary workspace and facilities (Class E) and up to 43 residential units (Use Class C3) with associated landscaping works, refuse storage, cycle parking, disabled car parking and landscaping.

Valmar Trading Estate Valmar Road London Southwark

In accordance with application received on 23 December 2021 and Applicant's Drawing Nos.:

GA GROUND FLOOR PLAN BLOCK A	VER-RYD-A-00-DR-A-3000-S2-P3	received
14/01/2022		
CONTEXTUAL SECTION 02	VER-RYD-MM-XX-DR-A-3801-S2-P1	received
14/01/2022		
CONTEXTUAL SECTION 01	VER-RYD-MM-XX-DR-A-3800-S2-P2	received
14/01/2022		
CONTEXT ELEVATION NW	VER-RYD-MM-XX-DR-A-3602-S2-P2	received
14/01/2022		

ROOF SITE FLOOR PLAN VER-RYD-MM-R5-DR-A-3007-S2 P2 received
14/01/2022

GROUND FLOOR PLAN-BLOCK A VER-RYD-A-00-DR-A-3000-S2-P3 received
27/01/2022

GA FIRST FLOOR PLAN-BLOCK A VER-RYD-A-01-DR-A-3002-S2-P3 received
27/01/2022

GA THIRD FLOOR-BLOCK A VER-RYD-A-03-DR-A-3004-S2-P3 received
27/01/2022

GA FOURTH FLOOR PLAN BLOCK AA VER-RYD-A-04-DR-A-3005-S2-P3 received
27/01/2022

GA MEZZANINE FLOOR PLAN BLOCK A VER-RYD-A-M0-DR-A-3001-S2-P3
received 27/01/2022

GA ROOF PLAN-BLOCK A VER-RYD-A-R4-DR-A-3006-S2-P3 received 27/01/2022

NORTH EAST AND SOUTH EAST ELEVATION BLOCK A VER-RYD-A-ZZ-DR-A-
3600-S2-P3 received 27/01/2022

GA SECTIONS BLOCK A VER-RYD-A-ZZ-DR-A-3800-S2-P3 received 27/01/2022

TYPICAL BAY STUDY-BLOCK B VER-RYD-00-ZZ-DR-A-3701-S2-P2 received
27/01/2022

GA GROUND FLOOR PLAN-BLOCK B VER-RYD-B-00-DR-A-3000-S2-P3 received
27/01/2022

GA FIRST FLOOR PLAN BLOCK B VER-RYD-B-01-DR-A-3001-S2-P3 received
27/01/2022

GA SECOND FLOOR PLAN BLOCK B VER-RYD-B-02-DR-A-3002-S2-P3- received
27/01/2022

GA THIRD FLOOR PLAN-BLOCK B VER-RYD-B-03-DR-A-3003-S2-P3 received
27/01/2022

ROOF PLAN-BLOCK B VER-RYD-B-R3-DR-A-3004-S2-P4 received 27/01/2022

GA SECTIONS BLOCK B VER-RYD-B-ZZ-DR-A-3800-S2-P3 received 27/01/2022

NORTH EAST AND NORTH WEST ELEVATIONS- BLOCK B VER-RYD-B-ZZ-DR-A-
3600-S2-P4 received 27/01/2022

GROUND FLOOR GA PLAN-BLOCK C VER-RYD-MB-00-DR-A-3001-S2-P2
received 27/01/2022

FIRST FLOOR GA PLAN-BLOCK C VER-RYD-MB-01-DR-A-3002-S2-P2 received
27/01/2022

SOUTH WEST AND SOUTH EAST ELEVATIONS VER-RYD-B-ZZ-DR-A-3601-S2-P4
received 27/01/2022

SECOND FLOOR GA PLAN-BLOCK C VER-RYD-MB-02-DR-A-3003-S2-P2 received
27/01/2022

THIRD FLOOR GA PLAN-BLOCK C VER-RYD-MB-03-DR-A-3004-S2-P2 received
27/01/2022

FOURTH FLOOR GA PLAN-BLOCK C VER-RYD-MB-04-DR-A-3005-S2-P2 received
27/01/2022

FIFTH FLOOR GA PLAN-BLOCK C VER-RYD-MB-05-DR-A-3006-S2-P2 received
27/01/2022

BASEMENT FLOOR GA PLAN-BLOCK C VER-RYD-MB-B1-DR-A-3000-S2-P2
received 27/01/2022

ROOF GA PLAN-BLOCK C VER-RYD-MB-R5-DR-A-3007-S2-P2 received
27/01/2022

GA ELEVATIONS 1 AND 2-BLOCK C VER-RYD-MB-XX-DR-A-3600-S2-P3 received
27/01/2022

GA ELEVATIONS 3 AND 4 - BLOCK C VER-RYD-MB-XX-DR-A-3601-S2-P3-
received 27/01/2022

GA ELEVATIONS 5 AND 6 -BLOCK C VER-RYD-MB-XX-DR-A-3602-S2-P3 received
27/01/2022

GROUND AND MEZZANINE SITE FLOOR PLAN VER-RYD-MM-00-DR-A-3001-S2-
P3 received 28/01/2022

FIRST SITE FLOOR PLAN VER-RYD-MM-01-DR-A-3002-S2-P3 received
28/01/2022

SECOND SITE FLOOR PLAN VER-RYD-MM-02-DR-A-3003-S2-P3 received
28/01/2022

THIRD SITE FLOOR PLAN VER-RYD-MM-03-DR-A-3004-S2-P3 received
28/01/2022

FOURTH SITE FLOOR PLAN VER-RYD-MM-04-DR-A-3005-S2-P3 received
28/01/2022

FIFTH SITE FLOOR PLAN VER-RYD-MM-05-DR-A-3006-S2-P3 received 28/01/2022

BASEMENT SITE FLOOR PLAN VER-RYD-MM-B1-DR-A-3000-S2-P3 received
28/01/2022

ROOF SITE FLOOR PLAN VER-RYD-MM-R5-DR-A-3007-S2-P2 received
28/01/2022

CONTEXT ELEVATIONS SW VER-RYD-MM-XX-DR-A-3600-S2-P2 received
28/01/2022

CONTEXT ELEVATIONS VER-RYD-MM-XX-DR-A-3601-S2-P2 received 28/01/2022

CONTEXT ELEVATION VER-RYD-MM-XX-DR-A-3602-S2-P2 received 28/01/2022

CONTEXTUAL SECTIONS 01 VER-RYD-MM-XX-DR-A-3800-S2-P2 received 28/01/2022

GA FIRST FLOOR PLAN, BLOCK A VER-RYD-A-01-DR-A-3002-S2-P4 received 02/04/2022

NORTH-EAST AND SOUTH-EAST ELEVATION, BLOCK A VER-RYD-A-ZZ-DR-A-3600-S2-P4 received 02/04/2022

GA NORTH-EAST AND NORTH-WEST ELEVATIONS, BLOCK B VER-RYD-B-ZZ-DR-A-3600-S2-P5 received 02/04/2022

SOUTH-WEST AND SOUTH-EAST ELEVATIONS, BLOCK B VER-RYD-B-ZZ-DR-A-3601-S2-P5 received 02/04/2022

ROOF SITE FLOOR PLAN VER-RYD-MM-R5-DR-A-2113-S2-P3-UGF received 02/04/2022

GA GROUND FLOOR PLAN, BLOCK A VER-RYD-A-00-DR-A-3000-S2-P4 received 02/04/2022

BASEMENT FLOOR VER-RYD-MB-B1-DR-A-3008-S2-P6 received 02/04/2022

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

3.
 - a) No works shall commence (excluding demolition) 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, details of flow control measures, and supporting hydraulic calculations. Green roofs should be maximised across the site.
 - b) The drainage strategy should achieve a reduction in surface water runoff rates as detailed in the 'SuDSmart Pro' feasibility report dated 09/12/2021 (REV 2) during the 1% Annual Exceedance Probability (AEP) event plus

climate change allowance. 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 in accordance with the approved details.

c) Should ground infiltration be proposed, this should be supported by infiltration tests conducted to BRE Digest 365 standards, in line with the CIRIA SuDS Manual C753 (25.3). To reflect realistic storm conditions, test pits should be filled with water three times and such tests should be conducted as close as possible to the location of proposed soakaways.

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 Policies SI 12 and SI13 of the London Plan and Policy P68 of the New Southwark Plan.

4. Prior to the commencement of development (excluding demolition), details of waterproofing measures to the basement in the Main Block to protect it from the potential ingress of ground water 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 protect further occupiers of the building from the potential ingress of groundwater to the basement in accordance with Southwark's Strategic Flood Risk Assessment (2017) and with London Plan policy D12 and NSP Policy P13, Southwark Council 'Basement and Flooding - Guide for Developers',

5. Prior to works commencing (excluding demolition), full details of 18 trees to be planted on the site shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections to ensure sustainable soil volumes, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with the approved details in the first suitable planting season prior to first occupation of the development. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 The Southwark Plan 2022 P56 Protection of amenity; P13 Quality in Design; Policy 3.13 Urban Design and P60 Biodiversity.

6. No development shall take place, including any works of demolition, until a written 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.
- 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

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,

' Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with The National Planning Policy Framework 2021 and the Southwark Plan 2022.

7. Before any work hereby authorised begins, excluding demolition to ground slab level, archaeological evaluation and site investigation works, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

8. Before any work hereby authorised begins (excluding demolition of site structures), the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented, in accordance with: P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

9. Before any work hereby authorised begins, excluding demolition to ground slab, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of

The Core Strategy 2011, P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

10. Prior to the commencement of any demolition works an Asbestos Survey must be submitted to and approved in writing by the Local Planning Authority. This must either demonstrate with evidence that the existing buildings were built post 2000, or must include details of an intrusive asbestos survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future

occupiers. The 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 p56 'Protection of amenity' of the Southwark Plan 2022 and the National Planning Policy Framework 2021

11. Prior to commencement (excluding demolition) 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)

Permission is subject to the following Grade Condition(s)

12. Prior to commencement of any works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:
- i) all facade elements; and
 - ii) commercial fronts and residential entrances; and
 - iii) all parapets and roof edges; and

- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2021 and Policy P13 - Design of places, Policy P14 - Design quality of the Southwark Plan 2022

13. Prior to the commencement of any above grade works (excluding demolition), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2021 and Policy P13 - Design of places, Policy P14 - Design quality of the Southwark Plan 2022

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

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

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021 P16 (Designing out crime) of the Soutwark Plan 2022.

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

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

the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370- 4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; P55 (Protection of Amenity), P14 (Quality in Design) P13 (Design of Places) and P60 (Biodiversity) of the Soutwark Plan 2022.

16. 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:
- o The building's construction: methods, products and materials used;

- o 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;
- o Passive and active fire safety measures;
- o 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
- o How provision will be made within the site to enable fire appliances to gain access to the building; and
- o 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 Intend to Publish London Plan Policy D12.

17. Part 1: Before any above grade work hereby authorised begins (excluding demolition), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

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

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

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

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post

completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; , and; Saved Policy 60 (Biodiversity) of the Southwark Plan 2022

18. Details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works (excluding demolition).

No less than 24 nesting 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 policies: Policy G5 of the London Plan 2022, Policy 60 (Biodiversity) of the Southwark Plan 2022.

19. 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. This must include 25% Sheffield stands for the residential cycle parking. 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: the National Planning Policy Framework 2021; P53 Cycling of the New Southwark Plan 2022

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

20. Prior to the first use of the Main Block, a scheme detailing obscure glazing, privacy louvres or other privacy devices to the top floor roof terrace and windows (if required) which would have views towards properties on Denmark Hill 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

and maintained as such thereafter.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with: the National Planning Policy Framework 2021; P56 (Protection of Amenity) of the Southwark Plan 2022

21. Prior to the occupation of the 4-bedroom dwelling within Block B identified on the approved plans as plot BB1, details of a 1.7m high privacy screen to the rear roof terrace of this dwelling 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 and shall be provided prior to the occupation of the development and retained as such thereafter.

Reason: To ensure that there would be no unacceptable loss of privacy to the rear of properties on Valmar Road, in accordance with saved p56 'Protection of amenity' of the Southwark Plan (2022)

22. (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 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 The National Planning Policy Framework 2021 and Saved P69 Sustainability and P70 Energy Efficiency of the Southwark Plan 2022

23. Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 15 min level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with

BS4142:2017 'Rating industrial noise affecting mixed residential and industrial areas

The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

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: the National Planning Policy Framework 2021; Saved P56 (Protection of Amenity) of the Southwark Plan 2022

24. The five accessible car parking spaces (4x blue badge bays, 1x car club) shall be fitted with active electric vehicle charging points and shall be provided in accordance with the approved plans prior to the occupation of the development and retained as such thereafter.

Reason

To ensure that there would be an adequate level of parking to serve the development, in accordance with saved p54 'Car parking' and p55 'Parking Standards For Disabled People And The Physically Impaired' of the Southwark Plan (2022).

25. Full details of the proposed play areas including details of the equipment to be installed and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The play areas 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:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework,, London Plan S4;The Southwark Plan 2022: Policy 56 Protection of amenity; Policy 14 Design quality; Policy 13 Design of places; and P15 Residential design.

26. a) The development shall be carried out in accordance with the Residential and Clinical travel plans dated December 2021 and produced by Odyssey, from the first occupation of the development.

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: the National Planning Policy Framework 2021; Southwark Plan 2022 P50 Highways impacts P49 Public transport P51 Walking P53 Cycling and P54 Car parking.

27. Before the first occupation of each block hereby permitted, the refuse storage for that block shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of that block.

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: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; P56 (Protection of Amenity) and P62 (Waste Reduction) of The Southwark Plan 2007

28. The showering facilities shown on the approved plans shall be provided prior to the occupation of the Main Block and shall be maintained as such thereafter and made available to all people working within the development.

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: The National Planning Policy Framework 2022 and Policy P53 (Cycling) of the Southwark Plan 2022

29. Prior to the first use of the development the existing gates across the access to the site from Valmar Road shall be removed, and the gates across the access into the site from Denmark Hill shall be fixed open and shall remain as such.

Reason:

To ensure that the site would remain open to the public and could not be closed off, in accordance with saved Policy P53 (Cycling) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

30. a) A watching brief shall be maintained by the Main Contractor at all times during the groundworks stage as recommended within section 11.4 of Site Investigation Report prepared by YourEnvironment report number YE3020 rev2, dated December 2021.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with The National Planning Policy Framework 2021 and the Southwark Plan 2022.

31. Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2021 and the Southwark Plan 2022.

32. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class E use hereby permitted shall only be for E(a) hospital use for the Main Block (Block C).

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with P55 Protection of Amenity of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

33. The flat roof of the Main Block at mezzanine level shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2021, P55 'Protection of Amenity' of the Southwark Plan 2022.

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

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

Living rooms - 30dB LAeq, T**

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic P55 'Protection of amenity' and P15 'Residential Design' of the Southwark Plan (2022), and the National Planning Policy Framework 2021

35. 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: the National Planning Policy Framework 2021, and; P55(Protection of Amenity) and P13 (Design of Places) of the Southwark Plan 2022.

36. Of the residential units hereby permitted, 90% shall meet Building Regulation standard M4 (2) and 10% shall meet Building Regulation standard M4 (3) in accordance with the approved plans.

A minimum of 10% of the social rented units hereby approved shall be wheelchair accessible and shall be retained as such hereafter.

Reason:

To ensure the development complies with: the National Planning Policy Framework 2021; P8 (Wheelchair accessible and adaptable dwellings) of the Southwark Plan 2022

37. 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 LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with The National Planning Policy Framework 2021 and P55 Protection of Amenity the Southwark Plan 2022.

38. The habitable rooms within the development sharing a party ceiling/floor 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 LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing 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 The National Planning Policy Framework 2021 and P55 Protection of Amenity of the Southwark Plan 2022.

38. 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 protect the underlying groundwater from the risk of pollution Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater in accordance with Chapters 8 (Promoting healthy and safe communities) and 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); Policy P67 (Reducing Water Use) and Policy P68 (Reducing Flood Risk) of the Southwark Plan (2022).

39. 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: 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. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters in accordance with Chapters 8 (Promoting healthy and safe communities) and 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); Policy P67 (Reducing Water Use) and Policy P68 (Reducing Flood Risk) of the Southwark Plan (2022).

39. 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 any future controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of nuisance in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

40. Any deliveries or collections to the non-residential uses shall be made in accordance to the Delivery and Servicing Plan (DSP) produced by Odyssey dated December 2021 with a footnote reference BEB/BE/Reports/21223-04.

The servicing hours for the non-residential uses shall not take place outside of the hours of 9am to 3pm and 4pm-8pm Mondays to Fridays, 8am to 8pm on Saturdays and not at all on Sundays and Bank Holidays

Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and the Southwark Plan 2022.

Permission is subject to the following Special Condition(s)

41. Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

42. Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2021.

Informatives

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

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 trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your 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>.

Appendix 2: Consultation undertaken

Site notice date: n/a.

Press notice date: 03/02/2022

Case officer site visit date: n/a

Neighbour consultation letters sent: 04/02/2022

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Historic England

London Fire & Emergency Planning Authori

London Underground

Natural England - London & South East Re

Network Rail

Metropolitan Police Service (Designing O

Transport for London

Thames Water

Neighbour and local groups consulted:

Flat 2 16 Denmark Hill London

Second Floor Flat 1A Milkwell Yard London

Flat 1 16 Denmark Hill London

First Floor Flat 1A Milkwell Yard London

76-78 Denmark Hill London SE5 8RZ

First Floor To Third Floor 10 Denmark Hill
London

Apartment 3 3 Valmar Road London

Flat B 72 Denmark Hill London

Apartment 2 3 Valmar Road London

Flat A 72 Denmark Hill London

First Floor 2A And 2B Unit 2 Valmar Trading
Estate Valmar Road

Flat C 2 Morna Road London

Flat 1 16A Denmark Hill London	338 Camberwell New Road London SE5 0RW
14 Denmark Hill London SE5 8RZ	
Unit 15 Wren Road Hostel 2-7 Wren Road	340-344 Camberwell New Road London SE5 0RW
Unit 13 Wren Road Hostel 2-7 Wren Road	25 Camberwell Green London SE5 7AB
Unit 7 Wren Road Hostel 2-7 Wren Road	348A Camberwell New Road London SE5 0RW
Flat B 2 Morna Road London	
Flat A 2 Morna Road London	Flat 5 70A Denmark Hill London
Flat 5 24 Valmar Road London	Flat 4 70A Denmark Hill London
First Floor 2A Unit 2 Valmar Trading Estate Valmar Road	Flat 3 70A Denmark Hill London
First Floor 1A And 1B Unit 2 Valmar Trading Estate Valmar Road	354 Camberwell New Road London SE5 0RW
29C Denmark Hill London SE5 8RS	354A Camberwell New Road London SE5 0RW
Basement Left Unit 2 Valmar Trading Estate Valmar Road	336 Camberwell New Road London SE5 0RW
Basement Ground Floor And Part First Floor Valmar Trading Estate Valmar Road	Second Floor Flat 36 Valmar Road London
First Floor 2B Unit 2 Valmar Trading Estate Valmar Road	Ground Floor Flat 36 Valmar Road London
Flat 4 16A Denmark Hill London	Camberwell Baazar Jute House Valmar Trading Estate Valmar Road
2 Warner Road London SE5 9LU	Flat 2 43 Denmark Hill London
23B Denmark Hill London SE5 8RP	First Floor Flat 36 Valmar Road London
Flat 2 70A Denmark Hill London	Flat 5 16 Denmark Hill London
Flat 1 70A Denmark Hill London	Flat 4 16 Denmark Hill London
27A Denmark Hill London SE5 8RS	Flat 3 16 Denmark Hill London
Apartment 3 24A Denmark Hill London	62B Denmark Hill London SE5 8RZ
23A Denmark Hill London SE5 8RP	62A Denmark Hill London SE5 8RZ
Flat 2 23 Denmark Hill London	Flat B First Floor Jute House Valmar Trading Estate Valmar Road
Flat 1 23 Denmark Hill London	Flat 5 67 Warner Road London
350 Camberwell New Road London SE5 0RW	Flat 3 23 Crawford Road London
	Flat 2 23 Crawford Road London
	Apartment 2 24A Denmark Hill London

Apartment 1 24A Denmark Hill London
 26A Denmark Hill London SE5 8RZ
 Flat 3 8B Coldharbour Lane London
 Flat 2 8B Coldharbour Lane London
 Flat 1 8B Coldharbour Lane London
 Flat 1 23 Crawford Road London
 Unit 2 8B Coldharbour Lane London
 Unit 8 Wren Road Hostel 2-7 Wren Road
 Unit 6 Wren Road Hostel 2-7 Wren Road
 Flat C 18 Valmar Road London
 Flat A 18 Valmar Road London
 Flat B 18 Valmar Road London
 10 Tillings Close London SE5 0BX
 12 Tillings Close London SE5 0BX
 7 Tillings Close London SE5 0BX
 1 Tillings Close London SE5 0BX
 8 Tillings Close London SE5 0BX
 9 Tillings Close London SE5 0BX
 Flat 3 2 Valmar Road London
 Top Flat 17 Valmar Road London
 Flat 1 2 Valmar Road London
 40A Denmark Hill London SE5 8RZ
 350A Camberwell New Road London SE5 0RW
 Basement And Ground Floor 65 Warner Road London
 Top Flat 38 Valmar Road London
 12C Valmar Road London SE5 9NG
 6A Valmar Road London SE5 9NG
 Unit 11 Wren Road Hostel 2-7 Wren Road
 Unit 10 Wren Road Hostel 2-7 Wren Road
 Community Centre Adjacent 601 Samuel Lewis Trust Estate Warner Road
 332C Camberwell New Road London SE5 0RW
 19 Camberwell Green London SE5 7AA
 Flat B 6 Valmar Road London
 Top Flat 74 Denmark Hill London
 18 Butterfly Walk Denmark Hill London
 Unit 22 Wren Road Hostel 2-7 Wren Road
 Unit 21 Wren Road Hostel 2-7 Wren Road
 Unit 20 Wren Road Hostel 2-7 Wren Road
 Unit 5 Wren Road Hostel 2-7 Wren Road
 Unit 4 Wren Road Hostel 2-7 Wren Road
 Unit 3 Wren Road Hostel 2-7 Wren Road
 Unit 17 Wren Road Hostel 2-7 Wren Road
 Unit 14 Wren Road Hostel 2-7 Wren Road
 Unit 12 Wren Road Hostel 2-7 Wren Road
 Unit 2 Wren Road Hostel 2-7 Wren Road
 Unit 19 Wren Road Hostel 2-7 Wren Road
 Unit 18 Wren Road Hostel 2-7 Wren Road
 Flat 3 334 Camberwell New Road London
 Flat 1 334 Camberwell New Road London
 332B Camberwell New Road London SE5 0RW
 Flat 4 334 Camberwell New Road London
 Flat 2 334 Camberwell New Road London
 64-70 Denmark Hill London SE5 8RZ
 Garage Rear Of 62 Denmark Hill London
 Studio Flat 67 Warner Road London
 Flat 6 24 Valmar Road London

Flat 7 24 Valmar Road London	First Floor And Second Floor Flat 65 Warner Road London
Flat 4 24 Valmar Road London	
First To Third Floor 21-22 Camberwell Green London	First Floor Flat 76 Denmark Hill London
Ground Floor Flat 8 Valmar Road London	15 Tillings Close London SE5 0BX
Flat A 34 Valmar Road London	14 Tillings Close London SE5 0BX
604 Cranmere Court Warner Road London	621 Cranmere Court Warner Road London
Second Floor Flat 8 Valmar Road London	620 Cranmere Court Warner Road London
Flat B 34 Valmar Road London	616 Cranmere Court Warner Road London
Flat 6 334 Camberwell New Road London	613 Cranmere Court Warner Road London
63 Warner Road London SE5 9NE	618 Cranmere Court Warner Road London
332 Camberwell New Road London SE5 0RW	617 Cranmere Court Warner Road London
346 Camberwell New Road London SE5 0RW	Flat A 50 Valmar Road London
Flat B 63 Warner Road London	40 Valmar Road London SE5 9NG
Apartment 1 3 Valmar Road London	Flat A 22 Valmar Road London
Ground Floor Flat 12 Valmar Road London	Flat C 50 Valmar Road London
3 Tillings Close London SE5 0BX	Flat B 50 Valmar Road London
4 Tillings Close London SE5 0BX	Flat B 22 Valmar Road London
5 Tillings Close London SE5 0BX	Flat 2 75 Warner Road London
6 Tillings Close London SE5 0BX	Flat 1 75 Warner Road London
11 Tillings Close London SE5 0BX	Flat A 63 Warner Road London
2 Tillings Close London SE5 0BX	10A Valmar Road London SE5 9NG
3 Caleb Court 1 Milkwell Yard London	51A Warner Road London SE5 9NE
2 Caleb Court 1 Milkwell Yard London	Flat 3 75 Warner Road London
1 Caleb Court 1 Milkwell Yard London	2 Coldharbour Lane London SE5 9PR
6 Caleb Court 1 Milkwell Yard London	12 Coldharbour Lane London SE5 9PR
5 Caleb Court 1 Milkwell Yard London	Flat B 10 Coldharbour Lane London
4 Caleb Court 1 Milkwell Yard London	5 Valmar Road London SE5 9NG
13 Tillings Close London SE5 0BX	48 Valmar Road London SE5 9NG
	7 Valmar Road London SE5 9NG
	609 Cranmere Court Warner Road London

608 Cranmere Court Warner Road London	Flat 3 Cedartree Court 54 Valmar Road
607 Cranmere Court Warner Road London	Flat 2 Sycamore Court 58 Valmar Road
612 Cranmere Court Warner Road London	Flat 2 Oaktree Court 60 Valmar Road
611 Cranmere Court Warner Road London	Flat 3 Sycamore Court 58 Valmar Road
610 Cranmere Court Warner Road London	Flat 3 Oaktree Court 60 Valmar Road
603 Cranmere Court Warner Road London	Flat 3 Elmtree Court 56 Valmar Road
602 Cranmere Court Warner Road London	Flat 1 Oaktree Court 60 Valmar Road
601 Cranmere Court Warner Road London	Flat 1 Elmtree Court 56 Valmar Road
606 Cranmere Court Warner Road London	Flat 1 Cedartree Court 54 Valmar Road
605 Cranmere Court Warner Road London	Flat 2 Elmtree Court 56 Valmar Road
Flat G 14 Coldharbour Lane London	Flat 2 Cedartree Court 54 Valmar Road
Flat D 14 Coldharbour Lane London	Flat 1 Sycamore Court 58 Valmar Road
Flat C 14 Coldharbour Lane London	Flat A 10 Morna Road London
Flat B 14 Coldharbour Lane London	Flat 6 Sycamore Court 58 Valmar Road
Flat F 14 Coldharbour Lane London	Flat 6 Elmtree Court 56 Valmar Road
Flat E 14 Coldharbour Lane London	Flat B 10 Morna Road London
Flat C 6 Morna Road London	Flat A 8 Morna Road London
Flat B 8 Morna Road London	Flat A 6 Morna Road London
Crawford Primary School Crawford Road London	Flat 4 Oaktree Court 60 Valmar Road
Flat 2 67 Warner Road London	Flat 4 Elmtree Court 56 Valmar Road
102 Samuel Lewis Trust Estate Warner Road London	Flat 4 Cedartree Court 54 Valmar Road
101 Samuel Lewis Trust Estate Warner Road London	Flat 5 Sycamore Court 58 Valmar Road
4A Coldharbour Lane London SE5 9PR	Flat 5 Elmtree Court 56 Valmar Road
2A Coldharbour Lane London SE5 9PR	Flat 4 Sycamore Court 58 Valmar Road
Flat H 14 Coldharbour Lane London	18-20 Denmark Hill London SE5 8RZ
Flat 1 67 Warner Road London	3A Daneville Road London SE5 8SE
8A Coldharbour Lane London SE5 9PR	11B Daneville Road London SE5 8SE
6A Coldharbour Lane London SE5 9PR	4 Butterfly Walk Denmark Hill London
	48-54 Denmark Hill London SE5 8RZ

28-32 Denmark Hill London SE5 8RZ	18B Denmark Hill London SE5 8RZ
5A Daneville Road London SE5 8SE	18A Denmark Hill London SE5 8RZ
74 Denmark Hill London SE5 8RZ	28C Valmar Road London SE5 9NG
521 Samuel Lewis Trust Estate Warner Road London	28A Valmar Road London SE5 9NG
528 Samuel Lewis Trust Estate Warner Road London	28B Valmar Road London SE5 9NG
520 Samuel Lewis Trust Estate Warner Road London	10C Valmar Road London SE5 9NG
519 Samuel Lewis Trust Estate Warner Road London	10B Valmar Road London SE5 9NG
524 Samuel Lewis Trust Estate Warner Road London	16A Coldharbour Lane London SE5 9PR
523 Samuel Lewis Trust Estate Warner Road London	8B Coldharbour Lane London SE5 9PR
522 Samuel Lewis Trust Estate Warner Road London	77 Warner Road London SE5 9NE
Flat 11 Elmtree Court 56 Valmar Road	6 Coldharbour Lane London SE5 9PR
Flat 10 Elmtree Court 56 Valmar Road	Flat L 14 Coldharbour Lane London
Flat 9 Elmtree Court 56 Valmar Road	Flat K 14 Coldharbour Lane London
Flat C 10 Coldharbour Lane London	Flat 4 75 Warner Road London
4 Coldharbour Lane London SE5 9PR	73 Warner Road London SE5 9NE
Flat C 8 Morna Road London	71 Warner Road London SE5 9NE
Flat 12 Elmtree Court 56 Valmar Road	Unit 5 Valmar Trading Estate Valmar Road
10 Coldharbour Lane London SE5 9PR	Flat J 14 Coldharbour Lane London
Flat 8 Elmtree Court 56 Valmar Road	Camberwell Bus Garage 5 Warner Road London
Flat 6 Cedartree Court 54 Valmar Road	Flat Above 6 Coldharbour Lane London
Flat 5 Cedartree Court 54 Valmar Road	Flat 7 Elmtree Court 56 Valmar Road
Forty And A Half Valmar Road London	Flat 3 8A Coldharbour Lane London
30B Valmar Road London SE5 9NG	Flat Above 8 Coldharbour Lane London
30A Valmar Road London SE5 9NG	46 Denmark Hill London SE5 8RZ
29A Denmark Hill London SE5 8RS	Flat 3, 31 De Crespigny Park London SE58AB
	6C Morna Road Camberwell SE5 9NJ
	525 Samuel Lewis Trust Estate Warner Road London

530 Samuel Lewis Trust Estate Warner Road London	Flat 1 Sycamore Court 58 Valmar Road London
529 Samuel Lewis Trust Estate Warner Road London	12 Valmar Road London SE5 9NG
F/5 94, Camberwell Grove London	Flat 5 14-16 Denmark Hill London
14 Evesham Walk London SE5 8SJ	311 Samuel Lewis Trust Estate Warner Road London
9 Templar Street 9 Templar Street London	310 Samuel Lewis Trust Estate Warner Road London
39 Woodfarrs London SE5 8EX	326 Samuel Lewis Trust Estate Warner Road London
Church Street Hotel London SE5 8TR	325 Samuel Lewis Trust Estate Warner Road London
18 Wanley Road London SE5 8AT	330 Samuel Lewis Trust Estate Warner Road London
Tillings Close Camberwell London	409 Samuel Lewis Trust Estate Warner Road London
1 Honiton House London SE5 9EU	408 Samuel Lewis Trust Estate Warner Road London
1 Valmar Rd Camberwell Camberwell	407 Samuel Lewis Trust Estate Warner Road London
Medlar Street London SE5 0JU	412 Samuel Lewis Trust Estate Warner Road London
Samuel Lewis Trust Estate 105 Warner Rd London	411 Samuel Lewis Trust Estate Warner Road London
132 Kimberley Avenue London SE15 3XG	410 Samuel Lewis Trust Estate Warner Road London
18 Marianne Close London SE5 7FH	112 Samuel Lewis Trust Estate Warner Road London
20 Manson Mews London SW7 5AF	109 Samuel Lewis Trust Estate Warner Road London
160 Tooley Street London SE1	114 Samuel Lewis Trust Estate Warner Road London
160 Tooley Street London SE1	113 Samuel Lewis Trust Estate Warner Road London
160 Tooley Street London SE16	Flat A 1 Valmar Road London
160 Tooley Street London SE1	
160 Tooley Street London SE1	
14 Scott Court, 4 Broome Way 4 Broome Way Camberwell	
160 Tooley Street London SE1	
18C Valmar Road London SE5 9NG	
542 Samuel Lewis Trust Estate, Warner Rd. London SE5 9NB	
327 Samuel Lewis Trust Estate Warner Road London	

243 Samuel Lewis Trust Estate Warner Road London

242 Samuel Lewis Trust Estate Warner Road London

211 Samuel Lewis Trust Estate Warner Road London

Flat B 1 Valmar Road London

Ground Floor Flat 11 Valmar Road London

4A Morna Road London SE5 9NJ

9 Daneville Road London SE5 8SE

9 Butterfly Walk Denmark Hill London

52-54 Denmark Hill London SE5 8RZ

First Floor And Second Floor 48-54 Denmark Hill London

11A Daneville Road London SE5 8SE

31 Denmark Hill London SE5 8RS

1-3 Butterfly Walk Denmark Hill London

62 Denmark Hill London SE5 8RZ

8 Denmark Hill London SE5 8RZ

42 Denmark Hill London SE5 8RZ

36 Denmark Hill London SE5 8RZ

5 Butterfly Walk Denmark Hill London

33 Denmark Hill London SE5 8RS

43 Denmark Hill London SE5 8RS

27 Denmark Hill London SE5 8RS

337 Samuel Lewis Trust Estate Warner Road London

339 Samuel Lewis Trust Estate Warner Road London

338 Samuel Lewis Trust Estate Warner Road London

342 Samuel Lewis Trust Estate Warner Road London

341 Samuel Lewis Trust Estate Warner Road London

340 Samuel Lewis Trust Estate Warner Road London

333 Samuel Lewis Trust Estate Warner Road London

332 Samuel Lewis Trust Estate Warner Road London

331 Samuel Lewis Trust Estate Warner Road London

336 Samuel Lewis Trust Estate Warner Road London

335 Samuel Lewis Trust Estate Warner Road London

334 Samuel Lewis Trust Estate Warner Road London

403 Samuel Lewis Trust Estate Warner Road London

402 Samuel Lewis Trust Estate Warner Road London

401 Samuel Lewis Trust Estate Warner Road London

406 Samuel Lewis Trust Estate Warner Road London

405 Samuel Lewis Trust Estate Warner Road London

404 Samuel Lewis Trust Estate Warner Road London

345 Samuel Lewis Trust Estate Warner Road London

344 Samuel Lewis Trust Estate Warner Road London

448 Samuel Lewis Trust Estate Warner Road London

445 Samuel Lewis Trust Estate Warner Road London

444 Samuel Lewis Trust Estate Warner Road London

443 Samuel Lewis Trust Estate Warner Road London

447 Samuel Lewis Trust Estate Warner Road London

446 Samuel Lewis Trust Estate Warner Road London

415 Samuel Lewis Trust Estate Warner Road London

414 Samuel Lewis Trust Estate Warner Road London

413 Samuel Lewis Trust Estate Warner Road London

418 Samuel Lewis Trust Estate Warner Road London

417 Samuel Lewis Trust Estate Warner Road London

416 Samuel Lewis Trust Estate Warner Road London

427 Samuel Lewis Trust Estate Warner Road London

426 Samuel Lewis Trust Estate Warner Road London

343 Samuel Lewis Trust Estate Warner Road London

348 Samuel Lewis Trust Estate Warner Road London

347 Samuel Lewis Trust Estate Warner Road London

346 Samuel Lewis Trust Estate Warner Road London

315 Samuel Lewis Trust Estate Warner Road London

314 Samuel Lewis Trust Estate Warner Road London

313 Samuel Lewis Trust Estate Warner Road London

318 Samuel Lewis Trust Estate Warner Road London

317 Samuel Lewis Trust Estate Warner Road London

316 Samuel Lewis Trust Estate Warner Road London

309 Samuel Lewis Trust Estate Warner Road London

308 Samuel Lewis Trust Estate Warner Road London

307 Samuel Lewis Trust Estate Warner Road London

312 Samuel Lewis Trust Estate Warner Road London

320 Samuel Lewis Trust Estate Warner Road London

329 Samuel Lewis Trust Estate Warner Road London

328 Samuel Lewis Trust Estate Warner Road London

321 Samuel Lewis Trust Estate Warner Road London

319 Samuel Lewis Trust Estate Warner Road London

324 Samuel Lewis Trust Estate Warner Road London

323 Samuel Lewis Trust Estate Warner Road London

322 Samuel Lewis Trust Estate Warner Road London

439 Samuel Lewis Trust Estate Warner Road London

438 Samuel Lewis Trust Estate Warner Road London

437 Samuel Lewis Trust Estate Warner Road London

442 Samuel Lewis Trust Estate Warner Road London

441 Samuel Lewis Trust Estate Warner Road London

440 Samuel Lewis Trust Estate Warner Road London

433 Samuel Lewis Trust Estate Warner Road London

432 Samuel Lewis Trust Estate Warner Road London

431 Samuel Lewis Trust Estate Warner Road London

436 Samuel Lewis Trust Estate Warner Road London

435 Samuel Lewis Trust Estate Warner Road London

434 Samuel Lewis Trust Estate Warner Road London

503 Samuel Lewis Trust Estate Warner Road London

502 Samuel Lewis Trust Estate Warner Road London

501 Samuel Lewis Trust Estate Warner Road London

506 Samuel Lewis Trust Estate Warner Road London

505 Samuel Lewis Trust Estate Warner Road London

504 Samuel Lewis Trust Estate Warner Road London

425 Samuel Lewis Trust Estate Warner Road London

421 Samuel Lewis Trust Estate Warner Road London

430 Samuel Lewis Trust Estate Warner Road London

429 Samuel Lewis Trust Estate Warner Road London

428 Samuel Lewis Trust Estate Warner Road London

420 Samuel Lewis Trust Estate Warner Road London

419 Samuel Lewis Trust Estate Warner Road London

424 Samuel Lewis Trust Estate Warner Road London

423 Samuel Lewis Trust Estate Warner Road London

422 Samuel Lewis Trust Estate Warner Road London

135 Samuel Lewis Trust Estate Warner Road London

134 Samuel Lewis Trust Estate Warner Road London

133 Samuel Lewis Trust Estate Warner Road London

138 Samuel Lewis Trust Estate Warner Road London

137 Samuel Lewis Trust Estate Warner Road London

136 Samuel Lewis Trust Estate Warner Road London

129 Samuel Lewis Trust Estate Warner Road London

128 Samuel Lewis Trust Estate Warner Road London

127 Samuel Lewis Trust Estate Warner Road London

132 Samuel Lewis Trust Estate Warner Road London

131 Samuel Lewis Trust Estate Warner Road London

130 Samuel Lewis Trust Estate Warner Road London

147 Samuel Lewis Trust Estate Warner Road London

146 Samuel Lewis Trust Estate Warner Road London

145 Samuel Lewis Trust Estate Warner Road London

202 Samuel Lewis Trust Estate Warner Road London

201 Samuel Lewis Trust Estate Warner Road London

148 Samuel Lewis Trust Estate Warner Road London

141 Samuel Lewis Trust Estate Warner Road London

140 Samuel Lewis Trust Estate Warner Road London

139 Samuel Lewis Trust Estate Warner Road London

144 Samuel Lewis Trust Estate Warner Road London

143 Samuel Lewis Trust Estate Warner Road London

142 Samuel Lewis Trust Estate Warner Road London

111 Samuel Lewis Trust Estate Warner Road London

110 Samuel Lewis Trust Estate Warner Road London

103 Samuel Lewis Trust Estate Warner Road London

105 Samuel Lewis Trust Estate Warner Road London

104 Samuel Lewis Trust Estate Warner Road London

108 Samuel Lewis Trust Estate Warner Road London

107 Samuel Lewis Trust Estate Warner Road London

106 Samuel Lewis Trust Estate Warner Road London

123 Samuel Lewis Trust Estate Warner Road London

122 Samuel Lewis Trust Estate Warner Road London

121 Samuel Lewis Trust Estate Warner Road London

126 Samuel Lewis Trust Estate Warner Road London

125 Samuel Lewis Trust Estate Warner Road London

124 Samuel Lewis Trust Estate Warner Road London

117 Samuel Lewis Trust Estate Warner Road London

116 Samuel Lewis Trust Estate Warner Road London

115 Samuel Lewis Trust Estate Warner Road London

120 Samuel Lewis Trust Estate Warner Road London

119 Samuel Lewis Trust Estate Warner Road London

118 Samuel Lewis Trust Estate Warner Road London

235 Samuel Lewis Trust Estate Warner Road London

234 Samuel Lewis Trust Estate Warner Road London

236 Samuel Lewis Trust Estate Warner Road London

233 Samuel Lewis Trust Estate Warner Road London

238 Samuel Lewis Trust Estate Warner Road London

237 Samuel Lewis Trust Estate Warner Road London

229 Samuel Lewis Trust Estate Warner Road London

228 Samuel Lewis Trust Estate Warner Road London

227 Samuel Lewis Trust Estate Warner Road London

232 Samuel Lewis Trust Estate Warner Road London

231 Samuel Lewis Trust Estate Warner Road London

230 Samuel Lewis Trust Estate Warner Road London

303 Samuel Lewis Trust Estate Warner Road London

302 Samuel Lewis Trust Estate Warner Road London

301 Samuel Lewis Trust Estate Warner Road London

306 Samuel Lewis Trust Estate Warner Road London

305 Samuel Lewis Trust Estate Warner Road London

304 Samuel Lewis Trust Estate Warner Road London

241 Samuel Lewis Trust Estate Warner Road London

240 Samuel Lewis Trust Estate Warner Road London

239 Samuel Lewis Trust Estate Warner Road London

244 Samuel Lewis Trust Estate Warner Road London

214 Samuel Lewis Trust Estate Warner Road London

210 Samuel Lewis Trust Estate Warner Road London

209 Samuel Lewis Trust Estate Warner Road London

213 Samuel Lewis Trust Estate Warner Road London

212 Samuel Lewis Trust Estate Warner Road London

205 Samuel Lewis Trust Estate Warner Road London

204 Samuel Lewis Trust Estate Warner Road London

203 Samuel Lewis Trust Estate Warner Road London

208 Samuel Lewis Trust Estate Warner Road London

207 Samuel Lewis Trust Estate Warner Road London

206 Samuel Lewis Trust Estate Warner Road London

223 Samuel Lewis Trust Estate Warner Road London

222 Samuel Lewis Trust Estate Warner Road London

221 Samuel Lewis Trust Estate Warner Road London

226 Samuel Lewis Trust Estate Warner Road London

225 Samuel Lewis Trust Estate Warner Road London

224 Samuel Lewis Trust Estate Warner Road London

217 Samuel Lewis Trust Estate Warner Road London

216 Samuel Lewis Trust Estate Warner Road London

215 Samuel Lewis Trust Estate Warner Road London

220 Samuel Lewis Trust Estate Warner Road London

219 Samuel Lewis Trust Estate Warner Road London

218 Samuel Lewis Trust Estate Warner Road London

Flat 4 338 Camberwell New Road London

Flat 3 9 Valmar Road London

Flat 3 338 Camberwell New Road London

Flat 7 338 Camberwell New Road London

Flat 6 338 Camberwell New Road London

Flat 5 338 Camberwell New Road London

Flat 2 9 Valmar Road London

Flat 2 338 Camberwell New Road London

Flat 2 15 Valmar Road London

Flat 3 24 Valmar Road London

Flat 3 15 Valmar Road London

Flat 2 24 Valmar Road London

Ground Floor Flat 38 Valmar Road London

Ground Floor Flat 26 Valmar Road London

Ground Floor 8-12 Orpheus Street London

42A Denmark Hill London SE5 8RZ

First Floor Flat 41 Denmark Hill London

Jaymac House Valmar Road London

Morrisons Butterfly Walk Denmark Hill

Workshop Blocks C And D Samuel Lewis Trust Estate Warner Road

Estate Office Samuel Lewis Trust Estate Warner Road

Second Floor Flat 76 Denmark Hill London

42C Valmar Road London SE5 9NG

42B Denmark Hill London SE5 8RZ

First To Third Floors 23 Camberwell Green London

Ground Floor 21-22 Camberwell Green London

Top Floor Flat 6 Valmar Road London

Second Floor Flat 4 Valmar Road London

42A Valmar Road London SE5 9NG

44C Valmar Road London SE5 9NG

Second Floor Flat 26 Valmar Road London

Second Floor Flat 11 Valmar Road London

Rear Of 44-50 Denmark Hill London

Rear Of 42 Denmark Hill London

Shop 16 Coldharbour Lane London

Shop 14 Coldharbour Lane London

348 Camberwell New Road London SE5 0RW

344 Camberwell New Road London SE5 0RW

Ground Floor Flat 17 Valmar Road London

Ground Floor Flat 52 Valmar Road London

44A Valmar Road London SE5 9NG

Ground Floor Flat 4 Valmar Road London

First Floor And Second Floor Flat 6A Coldharbour Lane London

First Floor And Second Floor Flat 46 Denmark Hill London	539 Samuel Lewis Trust Estate Warner Road London
First Floor And Second Floor Flat 44 Denmark Hill London	538 Samuel Lewis Trust Estate Warner Road London
Flat 1 43 Denmark Hill London	537 Samuel Lewis Trust Estate Warner Road London
37A Denmark Hill London SE5 8RS	
First Floor Flat 11 Valmar Road London	542 Samuel Lewis Trust Estate Warner Road London
First Floor Flat 4 Valmar Road London	532 Samuel Lewis Trust Estate Warner Road London
First Floor Flat 3 Daneville Road London	
Caretakers Flat Butterfly Walk Denmark Hill	541 Samuel Lewis Trust Estate Warner Road London
29B Denmark Hill London SE5 8RS	540 Samuel Lewis Trust Estate Warner Road London
First Floor And Second Floor Flat 22 Denmark Hill London	533 Samuel Lewis Trust Estate Warner Road London
First Floor And Second Floor Flat 336 Camberwell New Road London	531 Samuel Lewis Trust Estate Warner Road London
First Floor And Second Floor Flat 26 Denmark Hill London	536 Samuel Lewis Trust Estate Warner Road London
Flat 1 9 Valmar Road London	
Flat 1 338 Camberwell New Road London	535 Samuel Lewis Trust Estate Warner Road London
Flat 1 Wren Road London	
Ground Floor Flat 7 Valmar Road London	534 Samuel Lewis Trust Estate Warner Road London
Flat 1 15 Valmar Road London	57 Warner Road London SE5 9NE
Flat 1 24 Valmar Road London	55 Warner Road London SE5 9NE
44B Valmar Road London SE5 9NG	53 Warner Road London SE5 9NE
First Floor Flat 38 Valmar Road London	69 Warner Road London SE5 9NE
First Floor Flat 26 Valmar Road London	61 Warner Road London SE5 9NE
42B Valmar Road London SE5 9NE	59 Warner Road London SE5 9NE
342 Camberwell New Road London SE5 0RW	545 Samuel Lewis Trust Estate Warner Road London
352B Camberwell New Road London SE5 0RW	544 Samuel Lewis Trust Estate Warner Road London
First Floor And Second Floor 352-354 Camberwell New Road London	

543 Samuel Lewis Trust Estate Warner
Road London

120 Warner Road London SE5 9HQ

51 Warner Road London SE5 9NE

515 Samuel Lewis Trust Estate Warner
Road London

514 Samuel Lewis Trust Estate Warner
Road London

513 Samuel Lewis Trust Estate Warner
Road London

518 Samuel Lewis Trust Estate Warner
Road London

517 Samuel Lewis Trust Estate Warner
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516 Samuel Lewis Trust Estate Warner
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509 Samuel Lewis Trust Estate Warner
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508 Samuel Lewis Trust Estate Warner
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507 Samuel Lewis Trust Estate Warner
Road London

512 Samuel Lewis Trust Estate Warner
Road London

511 Samuel Lewis Trust Estate Warner
Road London

510 Samuel Lewis Trust Estate Warner
Road London

527 Samuel Lewis Trust Estate Warner
Road London

526 Samuel Lewis Trust Estate Warner
Road London

Unit 4 Valmar Trading Estate Valmar Road

8 Coldharbour Lane London SE5 9PR

Unit 1 Valmar Trading Estate Valmar Road

Flat I 14 Coldharbour Lane London

Unit 7 Valmar Trading Estate Valmar Road

Unit 6 Valmar Trading Estate Valmar Road

Flat 1 4A Coldharbour Lane London

Flat 3 16A Denmark Hill London

Flat 2 16A Denmark Hill London

Flat 2 4A Coldharbour Lane London

Flat Above 35 Denmark Hill London

Flat 2 10 Denmark Hill London

Flat 1 10 Denmark Hill London

Middle Flat 17 Valmar Road London

Unit 1 8B Coldharbour Lane London

Flat 2 2 Valmar Road London

4B Morna Road London SE5 9NJ

Middle Flat 52 Valmar Road London

69A Warner Road London SE5 9NE

12B Valmar Road London SE5 9NG

Unit 9 Wren Road Hostel 2-7 Wren Road

First Floor Flat 8 Valmar Road London

352 Camberwell New Road London SE5
0RW

Top Floor Flat 76 Denmark Hill London

Ground Floor Unit 334 Camberwell New
Road London

Flat 5 334 Camberwell New Road London

Flat C 34 Valmar Road London

622 Cranmere Court Warner Road London

619 Cranmere Court Warner Road London

624 Cranmere Court Warner Road London

623 Cranmere Court Warner Road London

615 Cranmere Court Warner Road London	72 Denmark Hill London SE5 8RZ
614 Cranmere Court Warner Road London	68-70 Denmark Hill London SE5 8RZ
Flat A 14 Coldharbour Lane London	66 Denmark Hill London SE5 8RZ
Flat B 6 Morna Road London	12 Denmark Hill London SE5 8RZ
12A Coldharbour Lane London SE5 9PR	10 Denmark Hill London SE5 8RZ
Flat A 10 Coldharbour Lane London	41 Denmark Hill London SE5 8RS
Flat 4 67 Warner Road London	38 Denmark Hill London SE5 8RZ
Flat 3 67 Warner Road London	24-26 Denmark Hill London SE5 8RZ
8 Butterfly Walk Denmark Hill London	22 Denmark Hill London SE5 8RZ
37 Denmark Hill London SE5 8RS	16 Valmar Road London SE5 9NG
31-33A Denmark Hill London SE5 8RS	20 Valmar Road London SE5 9NG
15 Butterfly Walk Denmark Hill London	12 Valmar Road London SE5 9NG
6 Butterfly Walk Denmark Hill London	14 Valmar Road London SE5 9NG
4A Butterfly Walk Denmark Hill London	13 Valmar Road London SE5 9NG
17 Butterfly Walk Denmark Hill London	36 Valmar Road London SE5 9NG
16 Butterfly Walk Denmark Hill London	14 Butterfly Walk Denmark Hill London
25 Denmark Hill London SE5 8RT	46 Valmar Road London SE5 9NG
23 Denmark Hill London SE5 8RP	32 Valmar Road London SE5 9NG
39 Denmark Hill London SE5 8RS	34 Denmark Hill London SE5 8RZ
Joiners Arms 35 Denmark Hill London	29 Denmark Hill London SE5 8RS
2 Wren Road London SE5 8QS	10 Butterfly Walk Denmark Hill London
20A Camberwell Green London SE5 7AA	7 Butterfly Walk Denmark Hill London
23 Camberwell Green London SE5 7AA	17 Crawford Road London SE5 9NF
Silver Buckle 18 Camberwell Green London	56-60 Denmark Hill London SE5 8RZ
2 Camberwell Church Street London SE5 8QY	19 Crawford Road London SE5 9NF
20 Camberwell Green London SE5 7AA	1 Crawford Road London SE5 9NF
64 Denmark Hill London SE5 8RZ	1 Valmar Road London SE5 9NG
46 Denmark Hill London SE5 8RZ	3 Crawford Road London SE5 9NF
44 Denmark Hill London SE5 8RZ	21 Crawford Road London SE5 9NF

5B Daneville Road London SE5 8SE
 7A Daneville Road London SE5 8SE
 13 Butterfly Walk Denmark Hill London
 16 Denmark Hill London SE5 8RZ
 40 Denmark Hill London SE5 8RZ
 7B Daneville Road London SE5 8SE
 42A Vicarage Grove Camberwell London
 12 Camberwell Church St Camberwell
 London
 7, Pelham Close Grove Park London
 182 Ruskin Park House London SE5 8TN
 43 Dylways London SE5 8HN
 14-16 Denmark Hill London SE5 8RZ
 51A Linnell Road Camberwell London
 Valmar Road London SE5 9NG
 50C Valmar Road London SE5 9NG
 40 And A Half Valmar Road London SE5
 9NG
 8 Valmar Road London SE5 9NG
 Grafton Quarter Grafton Road Croydon
 221 Havil Street London SE5 7SD
 19A Southampton Way London SE5 7SW
 Flat 4, Comber House Comber Grove
 Camberwell
 Valmar Road Camberwell London
 17 Southwell Road Camberwell London
 12 Kerfield Place Camberwell London
 11 Calais Street Camberwell SE5 9LP
 6 Maldon Close Camberwell London
 21A Brunswick Park Camberwell London
 13 Fowler House McNeil Road Camberwell
 58 Linnell Road Camberwell London
 51A Linnell Road Camberwell London
 4C Morna Road Camberwell London
 17 Southwell Road Camberwell London
 14 Valmar Road London SE5 9NG
 38 Valmar Rd Camberwell London
 Flat C, 34 Valmar Road London SE5 9NG
 Suite 1, First Floor Aquasulis, 10-14 Bath
 Road Slough
 Living Accommodation 18 Camberwell
 Green London
 Unit 3 Valmar Trading Estate Valmar Road
 Flat 38 Denmark Hill London
 Basement Flat 3 Daneville Road London
 12 Butterfly Walk Denmark Hill London
 11 Butterfly Walk Denmark Hill London
 Flat A 1 Tillings Close London
 Ground Floor And Part First Floor Unit 2
 Valmar Trading Estate Valmar Road
 Basement Right Unit 2 Valmar Trading
 Estate Valmar Road
 Flat B 1 Tillings Close London
 Flat 5 16A Denmark Hill London
 Flat 2 8A Coldharbour Lane London
 Flat 1 8A Coldharbour Lane London

Appendix 3: 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 5 Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 8 - Promoting healthy and safe communities
- Chapter 9 - Promoting sustainable transport
- Chapter 11 - Making effective use of land
- Chapter 12 - Achieving well-designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment

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 D1 London's form, character and capacity for growth

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D6 Housing quality and standards

Policy D7 Accessible housing

Policy D8 Public realm

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H2 Small sites

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications

Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing

Policy H10 Housing size mix

Policy HC3 Strategic and Local Views

Policy S4 Play and informal recreation

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 7 Reducing waste and supporting the circular economy

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 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 T7 Deliveries, servicing and construction

New Southwark Plan

Policy P1 - Social rented and intermediate housing

Policy P2 - New family homes

Policy P3 - Protection of existing homes

Policy P8 - Wheelchair accessible and adaptable housing

Policy P13 - Design of places

Policy P13 – Design quality

Policy P15 - Residential design

Policy P16 – Designing out crime

Policy P17 – Tall buildings

Policy P18 – Efficient use of land

Policy P22- Borough views

Policy P23 - Archaeology

Policy P27 - Strategic protected industrial land

Policy P30 – Office and business development

Policy P31 – Affordable workspace

Policy P33 – Business relocation

Policy P35 – Town and local centres.

Policy P45 – Healthy developments

Policy P50 – Highways impacts

Policy P51 – 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 P60 - Biodiversity

Policy P61 - Trees

Policy P62 - Reducing waste

Policy P64 - Contaminated land and hazardous substances

Policy P65 - Improving air quality

Policy P66 - Reducing noise pollution and enhancing soundscapes

Policy P67 - Reducing water use

Policy P68 - Reducing flood risk

Policy P69 - Sustainability standards

Policy P70 - Energy

Supplementary Planning Documents

Southwark

- Affordable Housing SPD 2008 and draft 2011
- Design and Access Statements SPD 2007
- Development Viability SPD 2016
- Residential Design Standards SPD October 2011 with 2015 technical update
- Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum
- Sustainability Assessment 2007
- Sustainable Design and Construction SPD 2009
- Sustainable Transport Planning SPD 2009
- Greater London Authority Supplementary Guidance

London Plan

- Affordable Housing and Viability SPG 2017
- Central Activities Zone SPG 2016
- Housing SPG 2016
- London View Management Framework 2012
- Providing for Children and Young People's Play and Informal Recreation 2008
- Sustainable Design and Construction SPG 2014

Appendix 4: Relevant planning history

Reference and Proposal	Status
<p>19/AP/0864 Redevelopment of the site to include the demolition of the existing buildings and construction of three buildings of: 7 storeys (plus single storey basement), 6 storeys and 4 storeys across the site providing employment space with ancillary screening room and gallery space (Use Class B1), 127 hotel rooms (Use Class C1), 43 residential units (Use Class C3) and a cafe (Class A3); together with associated landscaping works and provision of refuse storage, cycle parking, disabled car parking and amenity space</p>	<p>GRANTED 12.02.2021</p>
<p>19/AP/0239 EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, for the redevelopment of the site for a mixed use building up to 8 storeys in height, comprising co-working space, artist studios, 142 hotel rooms, 45 residential units and a new public route.</p>	<p>CLOSED 12.02.2019</p>
<p>12/AP/3126 Change of use of the ground floor unit 1 Valmar works from B1/B8 to A1/A3, involving a single storey side extension, the remodeling of the facades at ground floor level including new fenestration and a canopy, and the relocation of an existing cut through to the works.</p>	<p>GRANTED 21.12.2012</p>
<p>12/AP/4074 Construction of an additional floor and remodeling of the facades of an existing storage building (B8 use) and change of use to provide an A1 retail/A3 restaurant unit at ground floor level (served by a kitchen extraction duct) and four no. artist studios above (B1 use)</p>	<p>WITHDRAWN 07.05.2015</p>
<p>09/AP/1849 Erection of additional floor and external alterations including balconies to west, north and south facing elevations, in connection with change of use from antique warehouse (use class B8) to artist studios (use class B1), providing 10 No. artist studios (5 no. on each floor), and associated cycle parking and refuse storage.</p>	<p>GRANTED 17.02.2010</p>

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