

Planning Committee

Monday 19 December 2022

6.30 pm

Ground Floor Meeting Room G02 - 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

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Access

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Contact

Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 9 December 2022



Planning Committee

Monday 19 December 2022

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
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	1 - 3
	To approve as a correct record the minutes of the meeting held on 29 November 2022.	
6.	PLOT H1 ELEPHANT PARK, LAND BOUNDED BY WALWORTH ROAD, ELEPHANT ROAD, DEACON STREET AND SAYER STREET NORTH, ELEPHANT AND CASTLE, LONDON, SE1	4 - 18

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT	19 - 23
7.1.	AYLESBURY ESTATE FDS, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON, SE17	24 - 136
7.2.	310-330 ST JAMES'S ROAD, SOUTHWARK, SE1 5JX	137 - 285

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.”

Date: 9 December 2022

EXCLUSION OF PRESS AND PUBLIC

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

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

Planning Committee

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

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

- | |
|---|
| <ol style="list-style-type: none">(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.(b) The applicant or applicant's agent.(c) One representative for any supporters (who live within 100 metres of the development site).(d) Ward councillor (spokesperson) from where the proposal is located.(e) The members of the committee will then debate the application and consider the recommendation. |
|---|

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

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any

issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

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

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

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

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



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 29 November 2022 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
Nagla Stevens (Deputy Head of Law)
Alex Oyubade (Team Leader Transport Policy)
Dipesh Patel (Group Manager – Major Applications and New Homes Team)
Gregory Weaver (Constitutional Officer)

1. APOLOGIES

Councillor Leeming was absent.

2. CONFIRMATION OF VOTING MEMBERS

All 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 addenda relating to item 6.1 which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on the 2nd November 2022 were approved as a correct record of the meeting and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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

6.1 AVONMOUTH HOUSE, 6 AVONMOUTH STREET, LONDON, SE1 6NX

Planning Application Number: 22/AP/2227

Report: see pages 13 to 103 of the main agenda pack and the addendum for item 6.1.

PROPOSAL:

Demolition of existing building and structures and erection of a part 2, part 7, part 14 storey plus basement mixed-use development comprising 1733sqm (GIA) of space for class E employment use and/or class F1(a) education use and 219 purpose-built student residential rooms with associated amenity space, including at 7th floor roof level, and public realm works, car and cycle parking, and ancillary

infrastructure.

The committee heard the officer's introduction to the report and addendum report. Members put questions to planning officers.

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

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

The committee discussed the application.

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

RESOLVED:

1. That planning permission is granted, subject to conditions, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 31 March 2023.
2. In the event that the requirements of (1.) are not met by the 31 March 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 189 of this report.

Meeting ended at 9.20 pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 19 December 2022	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application 21/AP/1819 for: Full Planning Application</p> <p>Address: PLOT H1 ELEPHANT PARK, LAND BOUNDED BY WALWORTH ROAD, ELEPHANT ROAD, DEACON STREET AND SAYER STREET NORTH, ELEPHANT AND CASTLE, LONDON, SE1.</p> <p>Proposal: Redevelopment of the site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses; office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements and other associated works incidental to the development.</p> <p>The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p>		
Ward(s) or groups affected:	North Walworth		
From:	Director of Planning and Growth		
Application Start Date	04/06/2021	PPA Expiry Date	n/a
Earliest Decision Date	11/11/2022		

RECOMMENDATION

1. That members agree an additional reason for refusal be added to the decision for the Plot H1 planning application.

Background

2. At the 4 October 2022 meeting the planning committee resolved that planning permission for the Plot H1 proposal (21/AP/1819) should be refused, with two reasons relating to the design of the proposal and its harmful impact on neighbour amenity. Those two reasons for refusal were set out in the approved minutes of the meeting, as set out in Appendix 1.
3. Since that October meeting the planning application was referred to the Mayor of London, and the Stage 2 response confirms that the council is allowed to

determine the case itself. Therefore the council may now issue the refusal decision. The applicant would then have the right of appeal to the Planning Inspectorate.

Additional reason for refusal

4. A third reason for refusal is recommended to be included as there is no completed legal agreement in place. The necessary planning obligations within a legal agreement would secure mitigation measures to reduce the adverse impacts of the proposal and would secure aspects required for policy compliance. The proposed heads of terms for a section 106 agreement (if the Committee had resolved to grant planning permission) were listed in paragraph 428 onwards of the officer report to the 4 October Planning Committee as follows:

“The following heads of terms need to be secured as planning obligations to ensure the proposal complies with planning policies, to secure the mitigation needed to minimise the adverse effects of the development, and suitably relate to the 2013 s106 agreement.”

Planning Obligation	Mitigation	Applicant Position
Health hub provision as the priority option	<p>To use reasonable endeavours to deliver a health hub within the development.</p> <p>To set out the steps of engagement by the applicant with the health bodies and council after the grant of planning permission to progress the health hub.</p> <p>If a health hub is to be delivered:</p> <ul style="list-style-type: none"> • To deliver a health hub on-site that is let to the NHS or an equivalent public health operator agreed by the council. • Details of the area, location in the building, its layout, fit out level/specification and rent to be submitted for approval. If the size of the health hub is less than 10% of the scheme, then information to demonstrate the “equivalence” in value to a 10% affordable workspace scenario over 30 years shall be provided for review and approval. 	Agreed

	<ul style="list-style-type: none"> • If the value review shows that on-site affordable workspace can be provided in addition to a smaller health hub to achieve equivalence, to require an area of affordable workspace provision on-site. Along with the associated affordable workspace details, rents and service charges (as for the second scenario below), and provided for 30 years. • Allowance for a payment in lieu for any small shortfall in on-site provision, in line with the council's affordable workspace calculator at that time. • Health hub to be handed over to the agreed operator prior to 50% occupation of the offices, and retained as such for 30 years. • In the event that the health hub use ends within 30 years of first occupation, if required to achieve policy compliance, the area is to be made available as affordable workspace, with details to be submitted for approval (as for the second scenario below). <p>If a health hub is not progressed by set milestone(s), then evidence of the engagement undertaken and reasons for not progressing are to be submitted to the council for agreement, before the affordable workspace scenario is progressed instead.</p>	
Second scenario for affordable workspace provision on site	In the event that a health hub does not come forward, to submit an affordable workspace strategy for approval.	Agreed

instead of a health hub	<p>To provide 10% of the total office floorspace quantum, including detailing the area, location(s) within the building and details of the affordable workspace operator(s), marketing requirements, fit out specification, facilities, at 25% discount on market rent levels, with capped service charge at £4.50/sqft, and access to the cycle parking, servicing yard etc.</p> <p>Affordable workspace to be provided for 30 years. Annual monitoring reports to be provided.</p> <p>Allowance for a payment in lieu for any small shortfall in on-site provision, in line with the council's affordable workspace calculator at that time.</p>	
Control of the flexible uses applied for	<p>To ensure the affordable workspace remains as at least 10% of the actual office use on site (due to the range of uses sought for the lower floors), an obligation to prevent more office use being occupied after first occupation without a related increase in affordable workspace would be included.</p> <p>Similarly, to prevent further health use being occupied unless part of the health hub operated by the named public health operator.</p>	Agreed
Ground floor lobby	<p>Layout and uses to be submitted for approval prior to implementation, to include provision of an accessible, free public toilet, free public WiFi, phone charging points and seating.</p> <p>To construct in accordance with the approved details, and a minimum of 500sqm made available for free, public use, 7</p>	Agreed

	<p>days a week (exact opening hours to be agreed).</p> <p>Management details to be agreed.</p>	
Energy statement and carbon offset financial payment	<p>Compliance with submitted energy statement.</p> <p>Connection to the Elephant Park heating network prior to first occupation.</p> <p>Payment of a financial contribution based on 441.4 tonnes at £95/year for 30 years = £1,257,990 (indexed) to achieve the zero carbon policy requirement.</p> <p>Allow for an amended energy strategy with improved carbon savings to be submitted for approval, and for the financial contribution to be recalculated accordingly.</p> <p>Require further details of the decarbonisation strategy for the Elephant Park district heat network to be submitted and approved.</p>	Agreed
Be Seen – on-going monitoring and post-installation review	<p>Post-construction monitoring and reporting. Review to verify the carbon savings delivered with an upwards only adjustment to the carbon off-set green fund contribution if required.</p>	Agreed
Construction environment management plan	<p>Submission of a CEMP for approval, to include a construction waste management plan, construction logistics management plan, air quality and dust management plan, dust mitigation measures (from the 2020 ES), compliance with non-road mobile machinery low emission zone standards for the CAZ, and the requirements of 2013 s106 agreement for CEMPs relevant to Plot H1.</p>	Agreed
Construction employment and skills	<p>To submit an employment and skills plan for approval before commencement to provide 128</p>	Agreed

	<p>jobs lasting a minimum of 26 weeks for unemployed Southwark residents, 128 short training courses for Southwark residents, and 32 apprenticeships or NVQs.</p> <p>The employment and skills plan shall have regard to the agreed site wide employment and training scheme of the 2013 s106 agreement, and the 2013 paragraphs 9 and 10 obligations.</p> <p>The financial contributions for any shortfalls on these targets would be set out in the planning obligation, at a rate of £4,300 per job, £150 per course and £1,500 per apprenticeships.</p>	
End use employment and skills	A skills and employment plan to be submitted for approval to provide for 10% FTE business jobs, and 20% FTE retail jobs, and financial contributions for any shortfalls of £4,300 per job.	Agreed
Local procurement	Interventions to ensure small and medium sized local enterprises have access to tender opportunities for the procurement of goods and services during construction and in the completed development, and relate to the requirements of paragraph 11 of the 2013 s106 agreement.	Agreed
Highway works	<p>Section 278 highway works to be submitted for approval, and to be constructed prior to occupation including:</p> <ul style="list-style-type: none"> - Resurfacing of Elephant Road alongside the site. - Installation of a pedestrian and cycle crossing for Walworth Road next to the railway viaduct and associated works to the Elephant Road junction (including provision of a raised table, and reducing clutter), signage and road marking changes (if not 	Agreed

already complete pursuant to the OPP s106 highway works).

- Renew and upgrade the kerb and footway on Elephant Road and Walworth Road adjacent to the site to the appropriate SSDM materials (granite paving and kerbs).
- Construction of a raised entry treatment at the Walworth Road/Deacon Street junction.
- Construct the vehicle crossover on Elephant Road to SSDM standards,
- Construct dropped kerbs on Elephant Road and Walworth Road for access to the cycle entrance.
- Reconstruct any existing tree pits to SSDM standards.
- Upgrade street lighting to current standards.
- Repair any construction damage.
- To offer area(s) on Elephant Road and Walworth Road to the highway authority for adoption to ensure minimum 2.4m wide footways.

Submit for approval the detailed design of Deacon Street between its Walworth Road and Sayer Street junctions, including its road markings and signage to be agreed, with regard for the safety of cyclists. Install the agreed layout of Deacon Street prior to first occupation of H1.

The obligation drafting would include a requirement for the highway works required by paragraph 16 of the OPP s106

	<p>agreement for phase MP5b to be completed (if they haven't already been completed by the masterplan) prior to first occupation of Plot H1.</p>	
Public realm and routes	<p>Provision of the 0.39ha public realm prior to occupation, and to make a minimum of 0.17ha within the plot (not public highway or Deacon Street highway) available to the public at all time. To comply with the public realm strategy of paragraph 22 of the 2013 s106 agreement.</p> <p>Submission and approval of an estate management plan, which shall have regard to the plan agreed pursuant to the 2013 s106 agreement.</p> <p>To make the pedestrian routes and cycle route available, to fit in with the paragraph 17 requirement of the 2013 s106 agreement.</p> <p>To lay out 0.02ha of the central park area prior to first occupation, to fit in with the approved park area strategy and paragraph 20 of the 2013 s106 agreement.</p>	Agreed
Transport mitigation funding	<p>A financial contribution of £1,721,384 (indexed) to use to fund the train station access improvements project in the first instance. If the project does not progress, the funding would go to the NLTH or other Underground improvements</p> <p>Improvements to the north-bound bus stop on Walworth Road to provide countdown facility = £20,000 (indexed).</p> <p>Bus services contribution of £270,000 (indexed) to be paid in three instalments.</p>	Agreed

	<p>Contribution of £120,000 (indexed) towards additional Santander Cycles capacity.</p> <p>Contribution of £12,000 (indexed) for Legible London facilities.</p>	
Travel plan	<p>To require a travel plan to be submitted for approval, and be compatible with the requirements in the 2013 s106 agreement in paragraph 15. Appointment of a travel plan co-ordinator for at least 6 years from first occupation. To provide the travel plan to occupiers, use reasonable endeavours to comply with the travel plan, monitor and review the travel plan.</p> <p>Three years free Santander cycle hire membership for all eligible occupiers.</p> <p>No CPZ permits for occupiers.</p>	Agreed
Health hub transport operations plan	<p>Submission of further details of the transport operations of a health hub for staff, its functions and patients for approval (if a health hub is to be provided). Such details would include the numbers, locations and swept path drawings for staff parking spaces, health hub vehicle parking, wheelchair staff parking spaces, the route for staff to Plot H1 (and resting points along the way), the provision of ready access for staff through entry doors in Plot H2 at all times, as well as blue badge parking for patients, drop off facilities for the health provider and patients and safe route into the health hub.</p>	Agreed
Delivery and servicing plan	<p>A delivery and servicing plan for approval, including having regard to the approved site-wide servicing management strategy pursuant to paragraph 30 of the 2013 s106 agreement, and requirements to monitor and report.</p>	Agreed

	Payment of a DSP bond of £30,245 (indexed) and monitoring fee of £1,600 (indexed).	
Monitoring fee	2% of financial contributions = £68,027.48	Agreed

5. Officers therefore propose that a third reason for refusal be added to the refusal decision notice. The wording of the reason was set out in paragraph 429 of the officer report:

In the absence of a signed legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development (e.g. transport impacts) nor to secure development plan compliance (such as carbon offset contribution, jobs and training, health hub and/or affordable workspace, public access). It is therefore contrary to policies E3 Affordable workspace, E11 Skills and opportunities for all, S12 Minimising greenhouse gas emissions, T4 Assessing and mitigating transport impacts, D9 Tall buildings and DF1 Delivery of the Plan and Planning Obligations of the London Plan (2021); P17 Tall buildings, P28 Access to employment and training, P31 Affordable workspace, P47 Community uses, P49 Public transport, P50 Highway impacts, P70 Energy, IP2 Transport infrastructure, IP3 CIL and section 106 planning obligations and AV.09 Elephant and Castle Area Vision of the Southwark Plan (2022); and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 as amended).

6. This reason for refusal was not discussed at the 4 October 2022 meeting as attention was focused on the substantive reasons for refusal (the first two reasons for refusal). It is important that the decision notice gives clear reasons for the refusal and reflects the likely topics of focus between the applicant, council and planning inspector at an appeal.

CONCLUSION

7. Adding this third reason for refusal would clarify the council's position on the planning obligations for a future appeal, and is recommended to be included in the refusal decision notice.

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 1214 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Minutes of the 4 October 2022 Planning Committee

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Victoria Crosby, Team Leader	
Version	Final	
Dated	30 November 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		30 November 2022



Planning Committee

MINUTES of the open section of the Planning Committee held on Tuesday 4 October 2022 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
 Councillor Kath Whittam (Vice-Chair)
 Councillor Ellie Cumbo
 Councillor Sam Foster (Reserve)
 Councillor Nick Johnson
 Councillor Reginald Popoola
 Councillor Cleo Soanes

OTHER MEMBERS PRESENT: Councillor Darren Merrill (ward councillor)

OFFICER SUPPORT: Colin Wilson (Head of Strategic Development)
 Nagla Stevens (Deputy Head of Law (Planning & Development))
 Dipesh Patel (Group Manager Strategic Applications Team)
 Michael Tsoukaris (Group Manager Design and Conservation)
 Victoria Crosby (Team Leader Strategic Applications Team)
 Troy Davies (Team Leader, Development Management)
 Alex Oyebade (Team Leader Transport Policy)
 Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Richard Leeming and Bethan Roberts.

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, addendum report and a briefing note from objectors to item 5.1, all of which had been circulated before the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared interests in respect of items:

5.1 Plot H1 Elephant Park, Land bounded by Walworth Road, Elephant Road, Deacon Street and Sayer Street North, Elephant and Castle, London SE1

Councillor Ellie Cumbo, non-pecuniary, as she had signed an open letter in 2017 regarding the application to redevelop the shopping centre, but was approaching this application with an open mind.

5.2 Ilderton Wharf, 1-7 Rollins Street, London SE15 1EP

Councillor Richard Livingstone, non-pecuniary, as this application was located in his ward, but he would approach the application with an open mind.

5. DEVELOPMENT MANAGEMENT

RESOLVED:

That the recommendations set out in the report be noted.

5.1 PLOT H1 ELEPHANT PARK, LAND BOUNDED BY WALWORTH ROAD, ELEPHANT ROAD, DEACON STREET AND SAYER STREET NORTH, ELEPHANT AND CASTLE, LONDON SE1

Planning application number: 21/AP/1819

Report: Pages 5 to 255 of the main agenda pack and pages 1 to 4 of the addendum report.

PROPOSAL:

Redevelopment of the site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses; office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements and other associated works incidental to the development.

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

Representatives of the objectors to the proposal addressed the committee and answered questions put by the committee.

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

At 21:07 the committee adjourned for a comfort break returning at 21:14.

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

Councillor Darren Merrill addressed the committee in his capacity as a ward councillor, and answered questions put by members of the committee.

The committee asked further questions of the planning officers and discussed the application. A motion to refuse the application was moved and seconded.

At 22:30 the meeting resolved to go into closed session to take advice from officers on potential reasons for refusal, returning to open session at 23:20.

The motion including the reasons for refusal was then put to the vote and declared carried.

RESOLVED:

That planning permission for the application be refused for the following reasons:

1. The excessive height, massing and bulk of the application would cause harm to the character and appearance of Elephant Road, Elephant Park and Walworth Road contrary to Southwark policies P13 part 1 and 2, and P17 part 2.5, and contrary to London Plan policies D9 part C.1.a.iii and D3 part D.
2. That the proposal would cause unacceptable harm to the neighbouring

amenity due to loss of daylight, contrary to Southwark Plan policies P14 part 3 and P56, and London Plan policy D6 part D.

5.2 ILBERTON WHARF, 1-7 ROLLINS STREET, LONDON SE15 1EP

RESOLVED:

That due to the late hour, this item be deferred to a future meeting to ensure the application can be considered fully.

The meeting ended at 23:25.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 19 December 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. 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 Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

12. A resolution to grant planning permission shall mean 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 shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning 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 shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of law and 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, and to any other material considerations when dealing with applications for planning permission.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

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.

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	

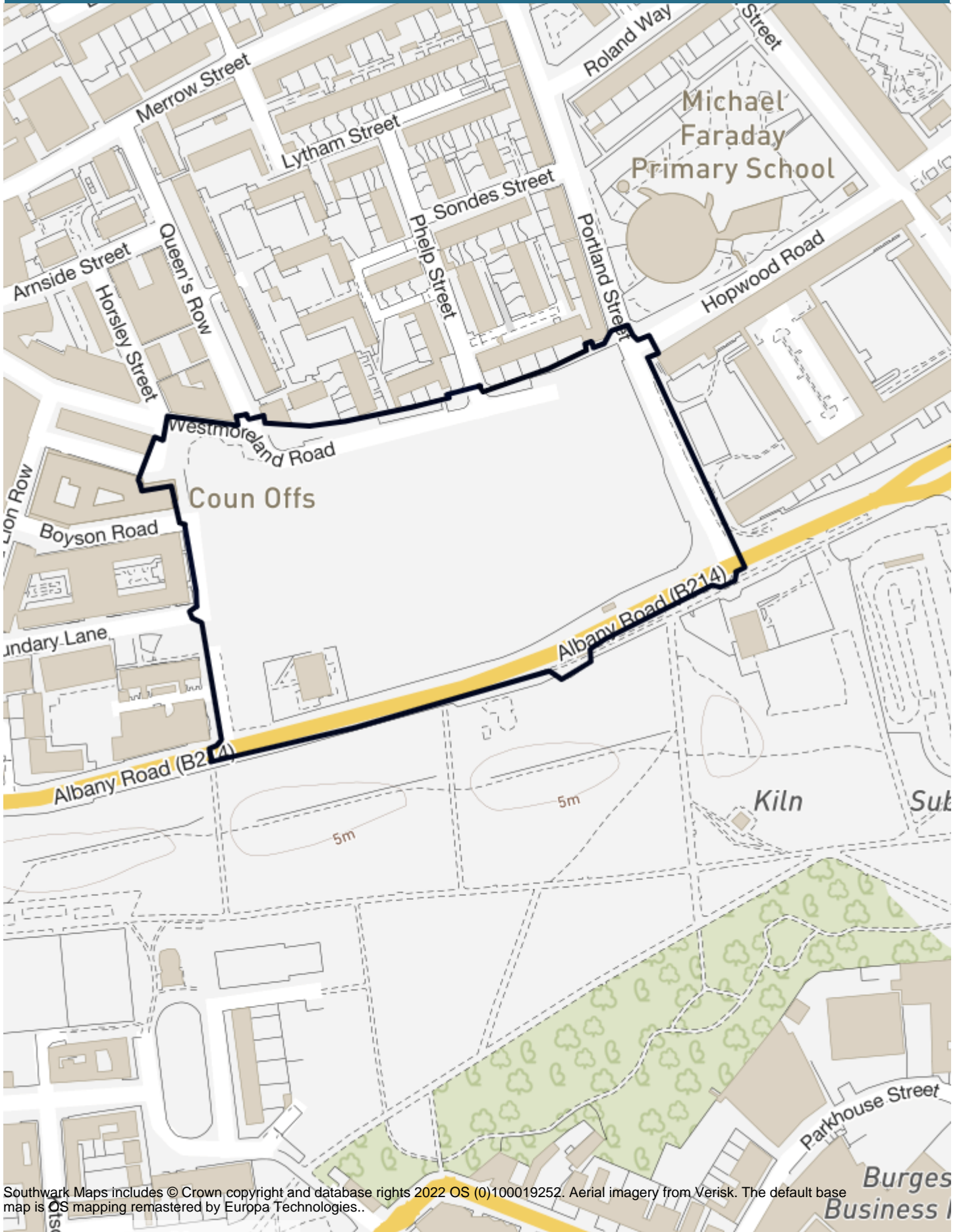
AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
Version	Final	
Dated	2 November 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		2 November 2022

Agenda Item 7.1



22AP1063- Aylesbury Estate, Land Bounded By Albany Road, Portland Street, Westmoreland Road And Bradenham Close, SE17



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Item No. 7.1	Classification: Open	Date: 19 December 2022	Meeting Name: Planning Committee
Report title:	Development Management: 22/AP/1063 Address: Aylesbury Estate FDS, Land Bounded By Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 Proposal: Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of Subplot 3 to part 3/part 4/part 7 storeys and Subplot 4 to 23 storeys, internal reconfigurations, elevational alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage.		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning and Growth		
Application Start Date	11.04.2022	Expiry Date	11.07.2022
Earliest Decision Date	19.05.2022	PPA Date	31.01.2022

RECOMMENDATIONS

1. That planning permission is granted subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31 January 2023.
2. That the updated 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 31 January 2023, that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 184 of this report.

EXECUTIVE SUMMARY

7. The application being considered seeks amendments to the extant consent of the Aylesbury First Development Site (FDS) which is a key component and an early phase of the Aylesbury Regeneration. The physical amendments that are being sought are considered to be minor in the context of the scheme as a whole and would continue to secure the highest standards of design and architectural quality. The proposed amendments would deliver an additional 60 new homes, including nine social rented homes and 18 intermediate homes. This would bring the total affordable housing on the FDS to 66%, an increase of 2% over the parent consent on a habitable room basis. The new homes would meet the council's quality standards and would assist with the decant of residents on the remainder of the estate. No significant new amenity impacts have been identified and the scheme would ensure the early delivery of a significant number of affordable homes. The proposed consented and proposed housing is set out in the summary tables below:

Consented Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	348	41%	62%	1190	43%	67%
Intermediate	211	25%	38%	590	21%	33%
Private	283	34%		984	36%	
Total	842	100%		2764	100%	

Proposed Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	357	40%	61%	1243	43%	66%
Intermediate	229	25%	39%	653	23%	34%
Private	316	35%		990	34%	
Total	902	100%		2886	100%	

Proposed Housing Subplots 3 and 4				
Unit	Social Rent	Intermediate	Private Sale	Total
1 Bed	0	35	47	82
2 Bed	18	36	134	188
3 Bed	15	4	9	28
4 Bed	23	0	0	23
Total	56	75	190	321

8. The amendments to Subplots 3 and 4 would be highly energy efficient and sustainable with an on-site carbon reduction of 62% above the 2013 Building Regulations in addition to a carbon offset payment that would help the development achieve Carbon Zero targets.
9. Amenity impacts to neighbouring residents would be very limited. Outlook, privacy and daylight/sunlight would all be aligned with the extant consent and there would be no new or significantly harmful amenity impacts.
10. A total of 1133 letters were sent to local residents as part of the council's neighbour consultation exercise and one letter of objection has been received. This objection related to concern that the approved heights would fundamentally change the neighbourhood and result in overshadowing with the proposed amendments making this worse. The approved buildings rise up to 20 storeys and as such the acceptability of the site for a tall building is a settled matter and the proposed amendments are minor in terms of the increased number of storeys. Additionally, it should be noted that there would be no adverse daylight impacts and all adjacent neighbours would meet the BRE standards. These matters are discussed in more detail in the main body of the report.

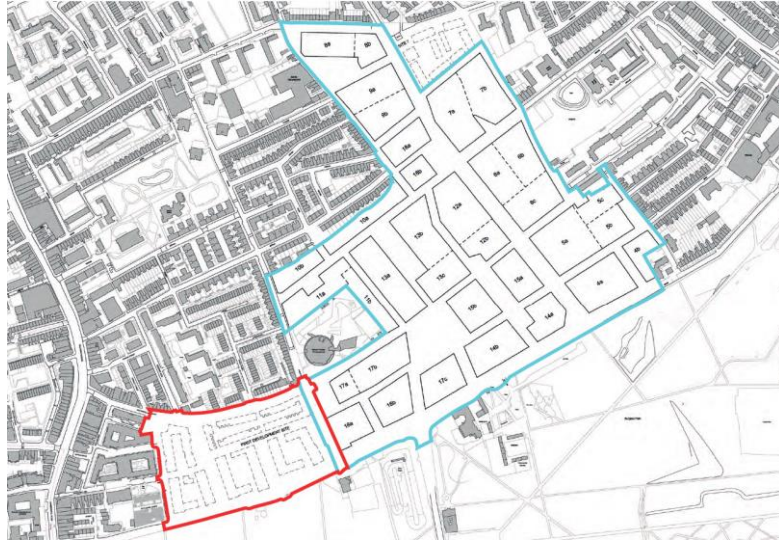
BACKGROUND INFORMATION

Site location and description

11. In August 2015 the council granted Outline Planning Permission (OPP) under application 14/AP/3844, for the comprehensive redevelopment of the Aylesbury Estate in line with the requirements of the development plan and the aspirations of the Aylesbury Area Action Plan (AAP). The Outline Planning Permission created the framework to transform the Aylesbury Estate through the demolition of the existing poor quality housing and redevelopment to provide high quality mixed tenure housing, public open spaces and new community/work spaces all clearly linked into the surrounding streets, helping to create a sustainable and inclusive neighbourhood.
12. The OPP was approved alongside a detailed planning application (reference 14/AP/3843) to redevelop the site bounded by Portland Street; Albany Road; Westmoreland Road; and Bradenham Close, known as the First Development Site (FDS). The FDS represents the first phase of the comprehensive regeneration of the Aylesbury Estate (known as the Aylesbury Regeneration) and as originally consented would have provided 830 new homes including Extra Care housing, housing for individuals with learning difficulties and an Early Years Facility in buildings ranging in height from two to 20 storeys.
13. Subsequent to the approval of application 14/AP/3843 (FDS) a further application was approved that sought minor amendments to the FDS consent. Application 17/AP/3885 sought approval for an additional 12 units on the FDS, bringing the approved total number of homes to 842. Other changes included revisions to unit and tenure mix; internal reconfiguration and elevational alterations; minor alterations to landscape layouts, amenity space and roof space. This scheme has been consented and implemented and as such is a material consideration that carries significant weight.

Site location and description

14. The FDS measures approximately 4.4 hectares (3.7 hectares net); it previously accommodated 566 homes and ancillary garage accommodation spread over eight predominantly residential blocks, that ranged in height between four and 14 storeys. The FDS is shown in the image below, outlined in red. The OPP is shown outlined in blue.



15. The site is bounded by Westmoreland Road to the north, Portland Street to the east, Albany Road to the south and Bradenham Close to the west. The buildings were generally long linear housing blocks with integrated garages, surrounding open space and on street car parking. The area immediately surrounding the site largely residential in character with building heights ranging from 2 to 10 storeys.
16. The approved development on the FDS comprises six Subplots (S01, S02, S03, S04, S05, and S06). It should also be noted that the FDS site has been split into three phases or 'contracts' for delivery and construction purposes. These phases are known as FDS A, FDS B, and FDS C as shown in the image below:

Image – FDS Subplots

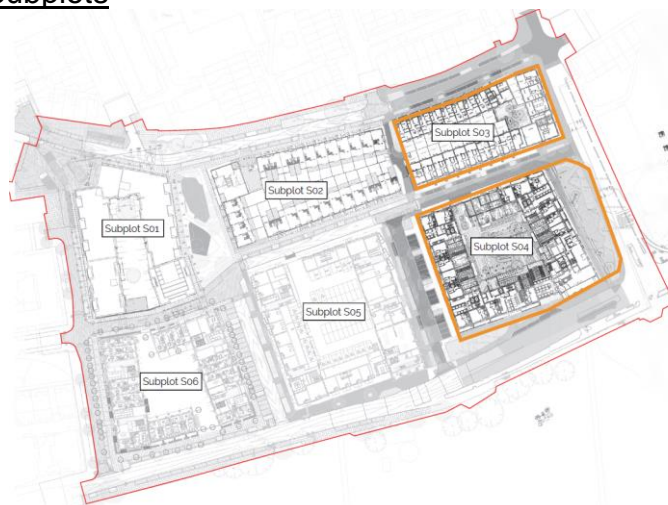


Image – FDS Contract Phases



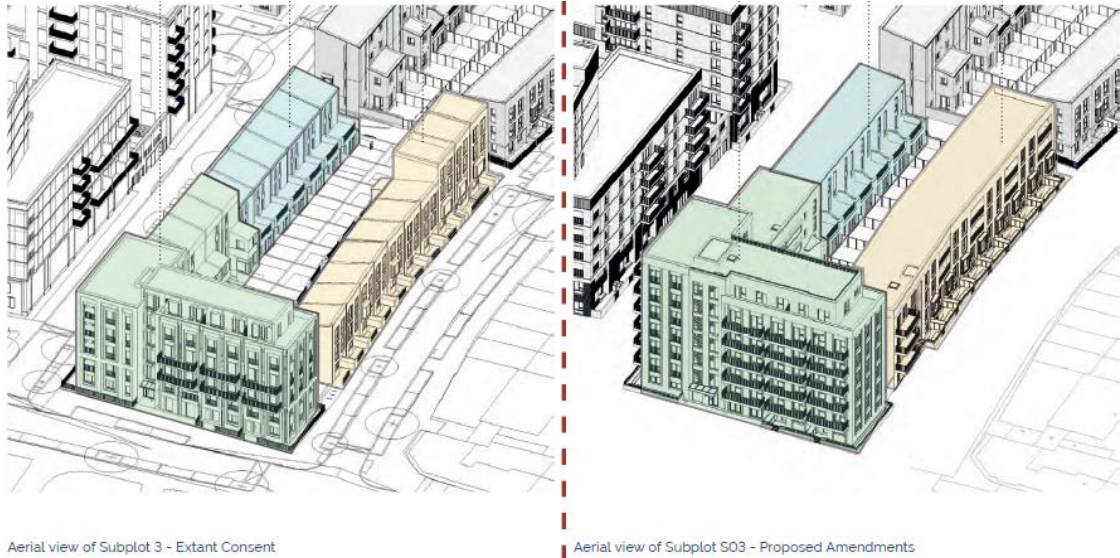
17. As noted previously, the extant consent has been implemented. The FDS has been cleared of all previously existing buildings and development is ongoing with the programme currently as:
- FDS A: Started on site March 2019, anticipated completion September 2022.
 - FDS B: Started on site November 2021, anticipated completion September 2025.
 - FDS C: Anticipated start on site March 2023, completion January 2026 (subject to planning).
18. The site has a Public Transport Accessibility (PTAL) rating of 4 and 5 and is considered to be in a sustainable location. There are a number of bus stops along Camberwell Road (around 300 m from the site) providing direct connections to Central London and beyond. This includes a number bus stops along Camberwell Road. The site is located approximately 1.3km east of Kennington Underground station (Northern line), and approximately 1.5km to the south of Elephant & Castle Underground Station (Bakerloo and Northern lines) and Elephant and Castle Rail Station (Thameslink).

Details of proposal

19. Planning consent is sought for minor material amendments to Subplots 3 and 4 of the extant consent. This would be achieved through amending Condition 2 (drawing numbers) and Condition 43 (development quantum) of the extant scheme.
20. The proposed amendments include the provision of an additional 60 new homes, bringing the total number of homes on the FDS to 902. This would include additional affordable housing and amendments to the tenure and unit mix. The new homes would be accommodated though increasing the scale and massing of the buildings on Subplots 3 and 4.

Subplot 3

21. On Subplot 3, Block 3A would increase in height from three to four storeys whilst Block 3B would increase in height from six to seven storeys. There would be amendments to the detailed design and facade treatment of this Subplot as well as internal reconfigurations. A total of 21 new homes would be provided on Subplot 3.



22. The proposed amendments for subplot 3 are summarised as follows:

- 21 additional residential units;
- Revised mix of homes and tenure;
- Block 3A: Increase in height from 3 to 4-storeys and provision of maisonettes at the base and flats on the upper levels;
- Block 3B: An additional storey has been added to the eastern block which increases the height from 6 to 7 storeys;
- Additional bike and bin storage at ground floor level;
- Improved configuration of internal layouts; and
- Development of external treatment.

Subplot 4

23. On Subplot 4 the main change would be an increase in height and footprint of the tower at Block 4A from 20 to 23 storeys. There would be associated internal changes to Block 4A and 4B as well as alterations to the detailed design and façade of 4A. A total of 39 new homes would be provided on Subplot 4. The images below show the general changes to Subplot 4:

Image – Subplot 4 as approved

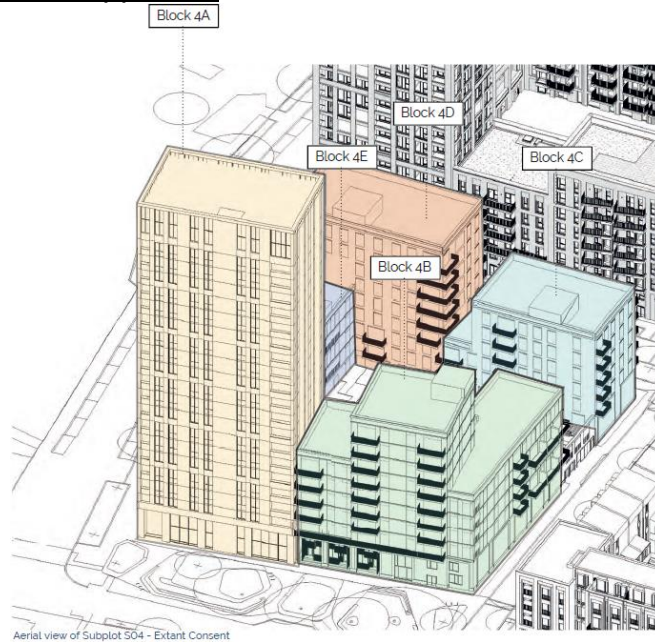
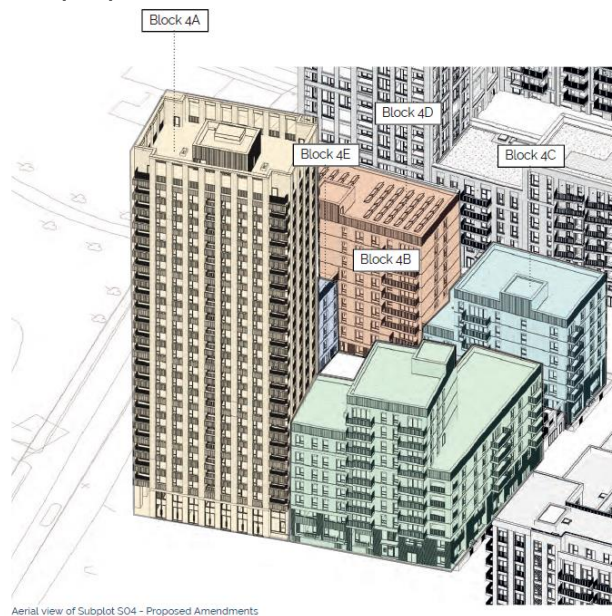


Image – Subplot 4 as proposed



24. The proposed amendments for subplot 3 are summarised as follows:

- 39 additional residential units;
- Revised mix of homes and tenure;
- Provision of 88sqm of commercial floorspace (Use Class E);
- Increase in the footprint of Block 4A by 1 home per floor;
- Improved configuration of internal layouts;
- Increase in height and footprint of Block 4A from 20 to 23 storeys.
- An amendment to the layouts of the upper floors of Block 4B to provide lateral apartments instead of duplexes;
- Amendments to the building line of Block 4B to accommodate the tower width;
- A revised mix of residential units and tenures, including additional wheelchair dwellings;

- An increase in bin and bike storage in accordance with the uplift in dwellings and updated unit mix; and
 - Alterations to the external elevations and facade treatment.
25. In all other respects, Subplot 3 and 4 remain as consented, as does the remainder of the FDS. The existing and proposed schedule of accommodation for Subplots 3 and 4 is set out in the table below:

Unit	Proposed Housing Subplots 3 and 4			
	Social Rent	Intermediate	Private Sale	Total
1 Bed	0	35	47	82
2 Bed	18	36	134	188
3 Bed	15	4	9	28
4 Bed	23	0	0	23
Total	56	75	190	321

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
27. The planning issues relevant to the overall development were set out in full in the committee report for applications 14/AP/3843 and 17/AP/3885. The requested changes do not result in any significant amendments to the approved land use. The proposed amendments relate solely to Subplots 3 and 4 in terms of increased height, scale and massing which in turn would increase the overall level of residential accommodation. No amendments are being proposed for the remaining Subplots that make up the FDS. As such it is not considered necessary to carry out a comprehensive reassessment of all planning matters or to revisit the wider FDS development. As such, this report will focus solely on the amendments to Subplots 3 and 4 and the appropriateness and acceptability of the amendments proposed. The main issues to be considered in respect of this application are therefore:
- Principle of proposed development in terms of land use
 - Environmental impact assessment
 - Design, including building heights and impacts of tall buildings on local views
 - Affordable housing
 - Mix of dwellings
 - Wheelchair accessible housing

- Quality of accommodation
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport
- Wind
- Carbon reduction
- Socio-economics
- Fire safety
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement
- Community impact and equalities assessment
- Human rights

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

Legal context

28. 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. 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.
29. 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

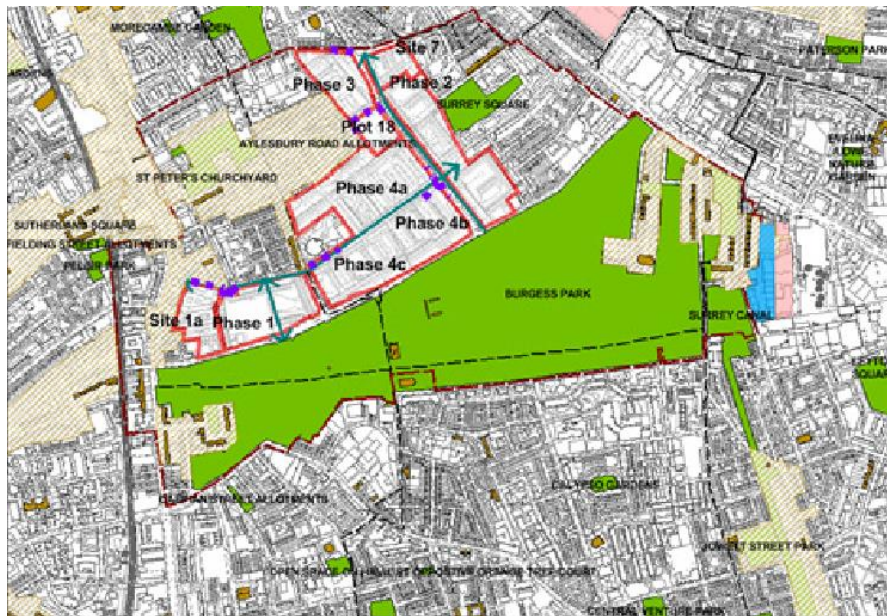
30. The extant consent was determined on the basis of the Aylesbury Area Action Plan (AAP). The AAP has been superseded by the Southwark Plan 2022 however, where appropriate, the Southwark Plan policies make specific reference to the Aylesbury Action Area Core and as such largely reflect the policy requirements of the AAP. Direct reference to the AAP will be made throughout this report where necessary, in order to provide context to the previous decisions that were taken on several policy issues.
31. The statutory development plan for the Borough comprises the London Plan 2021 and The Southwark Plan (2022). The National Planning Policy Framework (2021) constitutes material considerations but is not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

Policy designations

32. The site is located within the:
- Air Quality Management Area;
 - Urban Density Zone;
 - Aylesbury Action Area Core
33. It has a Public Transport Accessibility Level (PTAL) of 4-5 where 1 is the lowest level and 6b the highest.
34. The site is located adjacent to the southern arm of the Liverpool Grove Conservation Area. The Addington Square Conservation area lies to the south of the site across Burgess Park. The following listed buildings are within close proximity to the site;
- 1,1A and 3-11 Portland Street (Grade II);
 - 13-23 Portland Street (Grade II); and
 - Aycliffe House (Grade II)

Site allocation NSP01

35. The FDS and the wider Aylesbury Estate benefit from a site allocation in the Southwark Plan. The extract below from the NSP01 allocation illustrates the Aylesbury Action Area Core which forms the basis of the allocation site area.



36. The site allocation sets a minimum residential capacity of 4,200 homes and states that development must:
- Increase the provision of new homes, including the re-provision of at least 2,249 social rented homes;
 - Provide employment space (minimum of 600m²), retail, community and leisure uses (up to 6,500m²), flexible retail or workspace (minimum of

600m²) to complement existing shops at the junction of Thurlow Street and East Street;

- Provide new open space (30,000msqm).

37. The site is undergoing significant regeneration to provide mixed use development, centred around the re-provision of new homes with a range of tenures that will attract existing residents to stay and welcome new residents. Redevelopment will come forward in four phases as indicated in the site allocation. Through better urban design and architecture this will enable higher densities to be achieved and will bring more people to live in the action area core, whilst at the same time improving the quality of residents' living conditions and the environment.

ASSESSMENT

Principle of the proposed development in terms of land use

38. Whilst a S.73 application results in a new planning consent, the extent to which the principles of the development should be reconsidered will depend on the nature of the changes being proposed and the stage of construction which has been reached. The land use issues as set out and settled as part of planning consents 14/AP/3843 and 17/AP/3885 have not materially changed since these earlier decisions were issued. Therefore the issues as set out in full in the report on applications 14/AP/3843 and 17/AP/3885 remain relevant and the developments are considered acceptable in land use terms. The principle of providing residential accommodation on this site is therefore established and accepted. It is not considered necessary to carry out a comprehensive new assessment of all of the planning issues relevant to the overall development. Instead this report and assessment will focus solely on the impact and acceptability of the proposed amendments.
39. The development would result in the provision of an additional 60 new homes spread across Subplots 3 and 4, bringing the total residential accommodation on the FDS to 902 units. The development would also include the provision of an 88sqm commercial unit (Class E) on the ground floor of the tower on Subplot 4.
40. The NPPF makes it clear that delivering a significant number of new homes is a key priority for the planning system and promotes the use of suitable land within settlements and support for the development of underutilised sites especially where this would meet identified housing needs where supply is constrained. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes, setting a 10 year target of 23,550 new dwellings for Southwark. The Southwark Plan policies reiterate the importance of delivering significant numbers of new dwellings. The Southwark Plan has identified capacity to meet the London Plan target of 23,550 by 2028.
41. Together with the rest of the Aylesbury Estate, the application site is subject to Southwark Plan site allocation NSP01 – Aylesbury Action Area Core. The site allocation, which covers the entire Aylesbury Estate, seeks the delivery of a minimum of 4,200 new homes across the Action Area Core. As such, it is clear that development plan policy still supports the provision of new homes on this

site.

42. The parent consent is for solely residential use on Subplots 3 and 4. The current application seeks to include a small commercial unit at the base of the tower on Subplot 4. This space was previously used as ancillary space, including a large residential lobby. The redesign of the ground floor of Subplot 4 has provided additional space which is proposed as a small commercial unit fronting onto Portland Street and the new pocket park. The commercial floorspace would total 88sqm and initially the space would be used as a marketing unit/sales office before converting to a commercial space.
43. The proposed commercial unit is small only 88sqm in area and would not trigger the sequential test set out in Southwark Plan Policy P36 (Development outside of Town Centres). Additionally, the site allocation (NSP01) sets out that redevelopment is expected to provide new retail, community and leisure uses and whilst it is envisaged that these new facilities would be located close to the junction of East Street and Thurlow Street, the provision of a small unit on the FDS would not threaten any future delivery of commercial floorspace nor would it threaten the viability of any existing commercial floorspace.

Land use conclusion

44. Overall, the proposed development is acceptable in land use terms. It would provide an uplift in homes, including affordable homes which would meet the requirements of the site allocation (NSP01) of the Southwark Plan as well as complying with the housing policies of the London Plan. The provision of a small commercial unit is also acceptable in land use terms and would meet the requirements of the site allocation. The contribution towards housing in the borough is noted as a significant positive aspect of the proposal and the provision of additional affordable homes would assist with the decant of later phases of the Aylesbury regeneration.

Environmental impact assessment (EIA)

45. An Environmental Impact Assessment (and later addendum) was prepared as part of the original 2014 FDS and Outline applications and the Environmental Impact Assessment formed one of the approved documents on both consents. As part of S.73 application 17/AP/3885, a 'Supporting Statement' was submitted that set out that no further amendments to the previous ES (and addendum) was required.
46. The applicant has reviewed the original and amended Environmental Statement (ES) and the only sections relevant to this proposed minor material amendment application are the chapters on; Daylight, Sunlight and Overshadowing; Socio-Economics and Population; Built Heritage, Townscape and Visual Impact; and Wind. All other chapters and previous assessments of the original ES and latter supporting statement remain valid and are not affected by the proposed changes to the development, albeit that supporting technical notes on these matters have been provided and reviewed by officers as part of the assessment of the application.

Design quality and heritage

47. 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.
48. The importance of good design is reinforced in the Southwark Plan. Policies P13 and P14 require all new buildings to be of appropriate height, scale and massing, 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.
49. The proposed amendments are limited to Subplots 3 and 4 where the main changes are to the approved scale and massing in order to provide 60 additional new homes. The remainder of the FDS would remain as approved, as would all details regarding site layout, access and open space. The changes being proposed to each Subplot will be considered separately below.

Subplot 3

50. The changes to Subplot 3 are focussed on blocks 3A and 3B. In Block 3A, the four storey height established by the western end of the block in the consented scheme is extended along the entire length of the block.
51. This change in design not only marks a change in the massing but also the typology with three and four storey townhouses replaced by maisonettes on the ground and first floors and apartments above. The terraced house design is preserved by the inclusion of maisonettes with front doors activating this northern edge of the FDS. As such the urban form and granularity of the consented scheme is retained as part of the amendments.



52. In Block 3B, an L-shaped block fronting onto Portland Street, the proposal is to raise the building by an additional floor overall, retaining the set-back on Portland Street but rising to its full seven storey height at the southern edge (formerly five storeys in height).
53. The proposed design preserves the architectural cladding (brick) and features (oriel windows, projecting balconies and strong parapets) of the consented scheme. The language and articulation of the consented scheme is followed closely and the architectural design quality is embedded into this revised scheme. In conclusion the architectural design of the proposed amendments to Subplot 3 are considered appropriate, reflect closely the architectural character and features of the consented scheme and are appropriate in the context of the established and emerging character of the Aylesbury area.
54. Block 3B is close to the southern edge of the Liverpool Grove Conservation Area and the Grade II Listed group of buildings, including Aycliffe House (3-storey mansion block) and Nos 3-11 (odd) Portland Street (2-storey terrace)
55. In these cases the council's policies echo the NPPF and require all developments to conserve or enhance the character and appearance of the conservation area and to preserve the settings of listed buildings. The consented scheme established the principle of the five plus set-back sixth storey height of Block 3B adjacent to the listed buildings. As such, the assessment here is in the impact of the added floor (with retained set-back) on the settings of these nationally important heritage assets.



56. The visual impact is likely to be mainly in the oblique view looking south along Portland Street, where the building (as consented) oversailed the parapet of Aycliffe House and formed part of the transition in scale from the conservation area to the FDS. In effect the consented scheme marked a substantial reduction in scale from the former 12 storey (plus) scale of Chiltern House and responded better to its established historic context.
57. The marginal increase in scale from five (with set-back 6th) to six (with set-back 7th) storeys, is not likely to register visually and would not introduce any additional harm to the setting of these heritage assets.
58. In conclusion it is considered that the marginal increase in scale at Blocks 3A and 3B are modest amendments to the consented scheme. These changes would complement the established and historic context and would not introduce any new harm to the character and appearance of the conservation area or the settings of the Grade II Listed Buildings on Portland Street.

Subplot 4

59. The proposed amendments to this plot affect mainly the tower design (Block 4A). There are a few associated changes to the detailed design of Block 4B too. The remainder of the Subplot is largely unaffected.
60. In Block 4A the main changes are to the height and width of the block. The height is increased by three storeys taking the building to a full height of 23 storeys (ground plus 22 residential). The internal arrangement is also amended with a revised internal layout allowing the creation of a more efficient six flat per floor plan when compared to the previously consented five flats per floor.
61. As a tall building it needs to be considered in the context of the council's adopted policies for tall buildings including the locational, architectural and urban design criteria. The designers have also taken the opportunity to revise the external

design of the building completely in response to the amended proportions of the tower.

62. As an allocated site in the recently adopted Southwark plan and, as consented FDS scheme, the tall building location complies with the council's policies. Beyond that two aspects of the amended scheme have to be considered in detail: the new height in the context of the Strategic and Local Views as well as the quality of design of the amended scheme.
63. The amended design seeks to optimise the floor plate of the tower in order to deliver the maximum amount of homes. The outcome of this amendment is that the tower maintains the same width on its east/west elevation whilst getting marginally wider on its north/south elevation whilst also being taller (by three floors) overall.



64. The effect of this increase in height is that the proportions of the tower are generally maintained. In effect the marginal widening of the tower, coupled with the proposed increase in height ensures that the tower's width-to-height ratio remains largely unchanged when compared to the consented scheme. As a consequence, the amendment appears to closely replicate the form of the consented scheme in the urban setting.



65. The views submitted with the application demonstrate that the visual impact of the amended scheme is broadly consistent with the consented scheme. The increased height would not affect any heritage assets and follows the principles established in the consented outline and the FDS, marking the important route north of Portland Street.
66. The architectural design of the tower has been revised with the main changes being that the body of the tower is consolidated to the centre of the plan and the balconies pushed to the edges of the block. The consented scheme included a heavy structure at its corners which gave the tower a strong verticality. The effect of pulling the structure in from the edges is to give the amended design a slender vertical appearance with edges that are animated by the projecting corner balconies.
67. The amended scheme retains the brick clad design and introduces a weave of a contrasting brick finish and design. At the base a double height proportion is introduced to ground the building and give it a confident and recognisable street presence. At the top this double height feature is replicated in the form of an articulated cruciform 'crown' that completes the building successfully and ensures that it meets the sky elegantly.



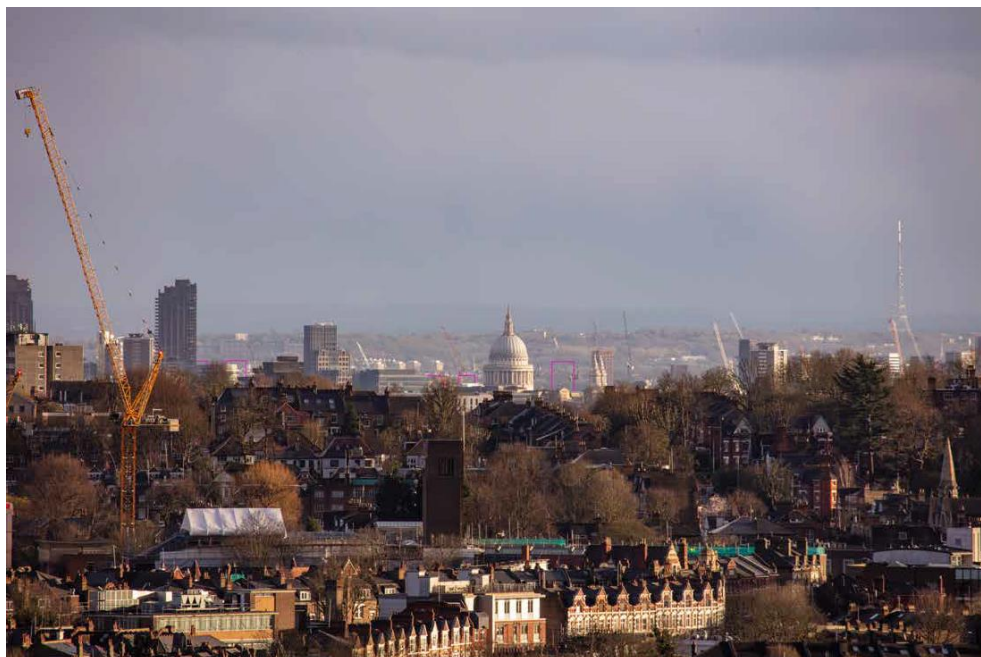
PROPOSED VIEW NORTH FROM BURGESS PARK SHOWING SUBPLOT S04

68. In conclusion, the amended scheme build on the successful qualities of the consented scheme and develops them further , with high quality materials, elegant proportions and a successful top and base. This elegant delivery of additional affordable housing is welcomed and has been achieved through close collaboration with council officers and is supported.

Strategic views

69. The applicant has submitted an amendment Built Heritage and Townscape Visual Impact Assessment as part of the ES addendum (BHTVIA). The proposal is likely to appear in the distant backdrop of the LVMF View A.2 from Alexandra Palace. This backdrop to the view has been recently extended beyond its former 1.5m limit to include this site and as such has to be considered in the assessment.
70. In this view the proposal appears in the backdrop of the Western Towers of St Paul's Cathedral but below the distant horizon and would therefore appear as part of the established London backdrop of the Cathedral. Added to this, and in response to the GLAs initial comments that the consented palette of contrasting dark bricks with gold-coloured balconies would appear overly dominant in this view, the tones of the tower were muted so as to ensure that building would blend into the backdrop and not stand out in this view.
71. Officers are satisfied that the design conforms to the Guidance set out in the LVMF (2015) which states: "Development should reinforce the existing composition of the view. It should consolidate existing townscape elements and manage development near St Paul's Cathedral carefully." The proposal does not

interact with the dome of St Paul's which is clearly visible and recognisable in this view and, due to their muted tones, ensure that the Western Towers are also prominent in the view. The image below shows the cumulative view.



72. Accordingly, it is considered that the proposal aligns with the test set out in the LVMF and allows the Viewer to 'recognise and appreciate' the Strategic Landmark of St Paul's Cathedral in this view.

Trees and landscaping

73. Policy G7 of the London Plan 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed. Policy P61 of the Southwark Plan states that development must retain and protect significant existing trees. It states that development must retain and enhance the borough's trees and canopy cover.
74. The landscaping proposed for Subplots 3 and 4 as well as the wider FDS is fully in alignment with the extant consent. The conditions and obligations previously imposed should be reapplied as part of any consent issued.

Urban greening factor

75. Policy G5 of the London Plan 'Urban greening' requires boroughs to develop their own urban greening factor (UGF) policies, and sets an interim target score of 0.4 for developments which are predominantly residential. The extant scheme was approved and implemented prior to the adoption of Policy G5. The applicant has however assessed Subplots 3 and 4 against this policy and have demonstrated that an Urban Greening Factor of 0.43 would be achieved. This would meet the London Plan target which is welcomed.

76. Overall, the proposed landscaping is in alignment with the extant consent and is not subject to any significant amendments as part of the current application. As such the proposed open space, hard and soft landscaping and tree retention/planting is considered acceptable and remain largely as consented.

Affordable housing

77. Section 5 of the NPPF sets out the government's approach to the delivery of significant new housing including a requirement for housing of different sizes, types and tenures to meet the needs of different groups. The supporting text to policy H4 of the London Plan 'Delivering affordable housing' sets out that there is a need for the provision of 43,500 affordable homes per year across London.
78. Policy H6 (affordable housing tenure) states that the split of affordable products should include a minimum of 30% low-cost rented homes and a minimum of 30% intermediate products. The remaining 40% should be specified by the borough as per identified need.
79. At borough level, strategic policy SP1 'Homes for all' of the Southwark Plan requires 2,355 new homes to be delivered per annum. Policy P1 'Social rented and intermediate housing' of the Southwark Plan requires developments of 10 or more residential units to provide a minimum of 35% affordable housing, comprising a minimum of 25% as social rented and the remainder as intermediate. For development within Phase 1 of the Aylesbury Area Action Core (which includes the FDS), development must provide a minimum of 59% affordable housing. The policy requires the affordable housing split to be 75% social rented and 25% intermediate. This policy sets out that for affordable housing purposes a habitable room of up to 28sqm is counted as one habitable room, a room between 28.1-42sqm is counted as two habitable rooms and so on. Affordable housing is an estate wide issue and as such it is appropriate to review the amendments to Subplots 3 and 4 in the context of the wider FDS as the complete Phase 1b/1c.

Parent consent

80. The existing planning permission for the FDS would deliver a total of 842 homes. This would include 348 social rented units, 211 shared ownership units and 283 private units as set out in the table below:

Consented Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	348	41%	62%	1190	43%	67%
Intermediate	211	25%	38%	590	21%	33%
Private	283	34%		984	36%	
Total	842	100%		2764	100%	

81. As consented, the FDS would deliver a total of 64% affordable housing by habitable room with a split of 67:33 social rented/intermediate. At the time of the 2017 S.73 application, it was noted that the amendments would alter the initially approved affordable housing tenure split 77:23 social rent/intermediate to a split of 67:33. It was accepted that whilst this tenure split would deviate from that

expected under the Aylesbury Area Action Plan (AAP), the total number of social rented units (and the number of social rented habitable rooms) would increase as a result of the S.73 changes and as such there would be an overall benefit to the council.

Proposed amendments

82. The proposed amendments seek to increase the total number of homes delivered on the FDS to 942, representing a net increase of 60 new homes. These new homes would be accommodated on Subplot 3 and 4 and would comprise nine social rent units, 18 shared ownership units and 33 private units, as set out in the table below.

Proposed Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	357	40%	61%	1243	43%	66%
Intermediate	229	25%	39%	653	23%	34%
Private	316	35%		990	34%	
Total	902	100%		2886	100%	

83. As noted previously, affordable housing should always be measured by habitable rooms. The proposed affordable tenure split by habitable rooms represents an increase over the consented development with 66% affordable housing being provided. This is 2% higher than the approved affordable provision of 64% by habitable rooms.
84. It is noted that the affordable tenure split would decrease very slightly from 67:33 to 66:34 Social rented/intermediate. In line with the consented scheme, the marginal drop in tenure split is positively compensated by the overall uplift in social rent dwellings and habitable rooms. The proposal would deliver an additional nine social rented units and an additional 53 social rent habitable rooms compared to the consented scheme and this is a significant and positive benefit of the scheme. The proposed level of affordable housing on the FDS would greatly exceed the AAP target of 50% and the Southwark Plan policy requirement of 59%. Whilst the tenure split is slightly below the AAP and Southwark Plan target of 75:25 however the proposed split is only marginally different from that approved and is considered acceptable.

Viability

85. As required by Policy H5 of the London Plan and Policy P1 of the Southwark Plan, a Financial Viability Assessment (FVA) has been submitted as part of this planning application. The FVA demonstrates that there is no material improvement in economic circumstances to the scheme enabling an increase in affordable housing over and above that already being put forward as part of the proposed scheme. Officers have reviewed the FVA and are satisfied with the conclusions.

Mix of dwellings

86. Within the Aylesbury Area Action Core, Policy P2 of the Southwark Plan 'New family homes' sets out the required housing mix. Mix of dwellings is an FDS wide issue and as such it is appropriate to consider the amendments in the context of both the FDS as a whole. This is detailed in the table below:

Unit type	Policy P2 Requirement %
Studio	3% max
2 bed plus	70% minimum
3 bed	20% minimum
4 bed	7% minimum
5 bed	3% minimum

87. The proposal would result in an overall provision of 371 one bedroom units, 362 two bedroom units, 124 three bedroom units, 32 four bedroom units and 13 five bedroom units. This is set out in the table below alongside a comparison with the consented scheme:

Unit Mix				
Units	Approved Total	%	Proposed Total	%
1 Bed (2 person)	376	44.66%	371	41.13%
2 Bed (3 person)	151	17.93%	276	30.6%
2 Bed (4 person)	120	14.25%	69	7.65%
3 Bed (4 person)	14	1.66%	14	1.55%
3 Bed (5 person)	40	4.75%	39	4.32%
2 Bed (4 person) M	29	3.44%	17	1.88%
3 Bed (5 person) M	56	6.65%	71	7.87%
4 Bed (6 person)	36	4.28%	32	3.55%
5 Bed (7 person)	20	2.38%	13	1.44%
Total	842	-	902	-

88. The policy requirement for units with two or more bedrooms is 70%, which is higher than the AAAP target of 64%. The proposed amendments would secure a provision of 58.87% of units with two or more bedrooms and whilst this is below the target set out in both the AAAP and the Southwark Plan, it is an improvement on the 55.34% that would be delivered as part of the consented scheme.
89. The provision of a significantly increased number of larger three bedroom units (a net increase of 14 units) is considered to be positive. It is noted that there would be a reduction in four bedroom units (four homes) and five bedroom units (seven homes). This decision was taken on the basis of the borough's housing needs and also for viability reasons as larger four and five bedroom units have proven unviable on other sites. The applicant has been in detailed discussions with the councils Regeneration team who have confirmed that the proposed housing mix meets the housing needs requirement.

Wheelchair accessible housing

90. Policy D7 of the London Plan 'Accessible housing' requires residential development to provide at least 10% of dwellings to meet Building Regulation

requirement M4(3) 'wheelchair user dwellings' and for the remaining dwellings to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy P7 of the Southwark Plan requires the 10% to be based on habitable rooms rather than unit numbers. It also states that where those homes are affordable wheelchair user homes, 10% of the social rented homes must meet Building Regulations M4(3)(2)(b) standard (wheelchair accessible dwellings).

91. A total of 33 wheelchair units are provided on FDS C. These units are all located within Subplot 4. These units are fully compliant with Part M4(3). These units are also fully compliant with the "Base Specification" set out in the S.106 agreement based on the South East London Housing Partnership Wheelchair Homes Design Guidelines, which go beyond Part M4(3). As a proportion of the total proposed units on FDS C (321), this amounts to a provision of 10.2% which is compliant with policy. All other units are compliant with Part M4(2).

Quality of accommodation

92. Policy D6 of the London Plan 'Housing quality and standards' requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
93. Policy P15 of the Southwark Plan requires developments to achieve an exemplary standard of residential design, and sets out a number of criteria which must be met. The council's Residential Design Standards SPD establishes minimum room and overall flat sizes dependant on occupancy levels, and units should be dual aspect to allow for good levels of light, outlook and cross-ventilation.
94. Policy P15 also sets out the specific space standards that apply to new affordable homes within the Aylesbury Action Area Core, generally replicating the space standards that were set out in the now superseded AAAP with the exception of five bedroom (seven person) and four bedroom (six person) flats whereby the new space standards in the Southwark Plan are slightly larger.
95. All of the approved homes on the extant scheme would comply with the standards set out in the AAAP. All of the proposed additional new homes on Subplots 3 and 4 would fully comply with the standards set out in Policy P15 of the Southwark Plan.

Internal daylight and sunlight

96. A daylight and sunlight assessment for the proposed dwellings has been submitted, based on the Building Research Establishment (BRE) Guidance. Average Daylight Factor (ADF) determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
97. No Sky Line (NSL) has also been used. The BRE consider that there will be a good distribution of light in the room if at least 80% of the working plane receives direct sunlight.

98. A further test undertaken is Room Depth Criterion (RDC). As one important factor to consider when designing a new home is that reducing the building depth (window wall to window wall) could be helpful for good interior daylight. The BRE handbook requires a check of the room depth ratio for the overall ADF to demonstrate that the depth of the room is not out of proportion to the width and the window head height to the extent that the distribution of light will be poor.
99. Annual Probable Sunlight Hours (APSH) should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months.
100. The results of the ADF, NSL and RDC test for the dwellings within Subplot 3 and 4 are set out in the table below:

Daylight and Sunlight of Proposed Dwellings							
		ADF		NSL		RDC	
Block	Total Rooms Tested	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant
Subplot 3	216	203	94%	177	82%	216	100%
Subplot 4	774	595	77%	597	81%	768	99%
Total	990	798	81%	802	81%	984	99%

101. As demonstrated in the table, the daylight results for the proposed dwellings are positive. In terms of ADF, 94% of the tested rooms in Subplot 3 would comply with the BRE whilst 77% would comply on Subplot 4. The results for Subplot 4 improve when considering NSL whereby 81% of the rooms would meet the BRE standards with further positive improvements again when considering RDC where there would be a 99% compliance rate. Overall, the daylight results for the proposed homes are aligned with the standards set on the extant consent and it has been demonstrated that there would be a high level of compliance with the BRE. Officers are satisfied that the homes would have good levels of daylight.
102. The results for APSH and Winter Probable Sunlight Hours (WPSH) are set out in the table below:

Sunlight for Proposed Dwellings					
		APSH		WPSH	
Block	Total Rooms Tested	Total No. of rooms compliant	Total % of rooms compliant	Total No. of rooms compliant	Total % of rooms compliant
Subplot 3	32	32	100%	31	97%
Subplot 4	87	78	90%	80	92%
Total	119	110	92%	111	93%

103. The tests undertaken by the applicant show 100% of the relevant rooms in Subplot 3 and 90% of those in Subplot four would achieve the BRE standard for APSH. For WPSH these figures are 97% and 92% respectively. Overall, across both Subplots 3 and 4, 92% of the relevant rooms would meet the BRE standard for APSH and 93% would comply for WPSH. These results are positive and demonstrate that satisfactory sunlight access would be provided.

Privacy and overlooking

104. The extant scheme was designed to ensure that the scale and layout of the development would have no significant adverse impact on neighbouring occupiers and their established living conditions. The amended scheme continues with these safeguards and has been designed to ensure that there would continue to be a sufficient separation distance from neighbouring dwellings across the courtyard on Subplot 4 and private gardens on Subplot 3. This would continue to ensure that any impacts would be limited.
105. It should be noted that the proposed amendments to the scheme are generally limited to increases in height and density and that building footprints remain broadly as consented and as such the potential impacts on privacy and overlooking remain as per the approved application.

Aspect and outlook

106. Policy P15 of the Southwark Plan 'Residential design' requires residential units to be predominantly dual aspect and allow for natural cross ventilation. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings, it must be demonstrated how overheating and ventilation would be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north-facing, or where the façade is exposed to high noise levels.
107. The AAAP set a target of at least 75% of units being dual aspect. As originally approved the FDS and would provide 70% of units as dual aspect. The extant scheme (2017 S.73) resulted in a marginal increase on the previous approval and raised the proportion of dual aspect to 71%.
108. As part of the current proposals, the development would provide 70% of units as dual aspect, which is considered acceptable in the context of the extant scheme.

Amenity space

109. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments. Flats should have a minimum of 10sqm of private amenity space, and any shortfall must be added to the communal provision which has a minimum requirement of 50sqm. Policy D6 of the London Plan requires private outdoor amenity space to have a minimum depth and width of 1.5m, and this requirement would be met. Policy P15 of the Southwark Plan sets out the amenity space standards for new development in the borough and reiterates the requirement of a minimum of 50sqm communal amenity space per block.
110. On Subplot 3 the communal amenity space requirement would be 100sqm (50sqm for block 3A and 3B). Additionally, eight two bedroom units would have balconies measuring 7.5sqm and as such would generate a shortfall of 20sqm that should be provided as part of and in addition to the communal amenity space. Taken together with the communal amenity space requirement, Subplot 3 would need to provide a minimum of 120sqm to be policy compliant. A total of

175.7sqm of communal amenity space would be provided as part of Subplot 3 which is well in excess of the 120sqm minimum requirement.

111. On Subplot 4, the communal amenity space requirement would be 200sqm (50sqm each for blocks 4A through to 4D). All three bed plus units would achieve a minimum of at least 10sqm private amenity space each. One bedroom units would have balconies of 5sqm, two bedroom three person units would have a minimum of 6sqm and two bedroom four person units would have a minimum of 7sqm. The total private amenity space shortfall for Subplot 4 would be 964sqm. Taken together with the communal amenity space requirement, Subplot 4 would need to provide a minimum of 1,164sqm to be policy compliant. A total of 1,852sqm of communal amenity space would be provided as part of Subplot 4 which is well in excess of the minimum requirement.

Child playspace

112. Provision would need to be made for additional playspace over and above that previously consented in order to accommodate the increased child yield from the additional homes.

Age group	Additional playspace requirement (sqm)		Total additional playspace requirement (sqm)
Under 5	Subplot 3	48	126
	Subplot 4	78	
5-11	Subplot 3	32	89
	Subplot 4	57	
12+	Subplot 3	13	49
	Subplot 4	36	

113. The GLA playspace calculator sets out that the development would need to provide an additional 264sqm of child playspace. The playspace for the under 5 and the 5-11 age groups would be provided on site. This would be within the courtyards of Sub plot 3 and 4 as well as within Portland Park in line with the approach taken on the extant scheme.
114. Under the extant scheme, the provision for the 12+ age group was to be accommodated within Burgess Park alongside a S106 contribution of £107, 814. In line with this approach, the uplift in 12+ playspace would also be accommodated within Burgess Park and the payment secured in the S106 should rise to £115,213.
115. The quality of the additional 60 homes being provided is considered to be in line with the standards established by the extant consent, the expectations of the AAAP, and the requirements of both the London Plan and the Southwark Plan.

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

116. Policy P56 of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future

occupiers or users. Policies P14 requires that new development ensure that adequate daylight, sunlight, microclimate and outlook be provided for existing and new residents. Policy P15 reiterates the importance of good and sunlight. Focussing solely on the proposed amendments to Subplots 3 and 4, amenity considerations that will be taken into account include privacy and outlook; overlooking; daylight and sunlight; and wind microclimate. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Privacy and overlooking

117. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. The proposed development would maintain the building lines as consented where the FDS boundary abuts existing dwellings. As such, there would be no intensification of impact over and above that established as part of the extant consent and officers are satisfied that privacy levels would be maintained and there would be no significant additional loss of outlook.

Daylight and sunlight

118. Daylight and sunlight testing has been undertaken based on the BRE guidance. The relevant chapter of the ES has been updated and the results are included in the ES Addendum. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments a higher degree of obstruction may be unavoidable to match the height and proportion of existing/consented buildings. This site benefits from an allocation in the Southwark Plan that indicates that the use of the site could be intensified and there is an existing, implemented consent that includes tall buildings.
119. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.
120. The second method is the No Sky Line (NSL) which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.

Impact on existing properties and spaces

121. The daylight and sunlight assessment considered the potential impact of the

increased height of Subplot 3 and 4 on the following existing buildings:

- 1-29 St Matthew's House
- 1-6 Aycliffe House
- 1-5 Gayhurst
- 80-84 Gayhurst

122. The assessment considers the additional impacts over those established by the extant consent and also considers the cumulative impact. In all scenarios, the buildings outlined above would remain fully compliant with the BRE in terms of VSC and APSH.

External lighting

123. External lighting has been designed in order to ensure safety, security and appropriate site coverage whilst minimising light spillage to adjacent properties and Burgess Park. The lighting scheme is considered to be appropriate and would not have any nuisance impacts on the adjacent scheme or the parkland.

Noise and disturbance

124. Demolition and construction works can lead to an increase in noise and disturbance which to some extent is inevitable in order to bring forward development. The proposal would continue to be subject to appropriate conditions and the approval of detailed management plans and this would ensure that potential impacts can be suitably mitigated in order to minimise any potential adverse impacts. The relevant conditions would continue to be attached to any consent issued.

Conclusions on amenity

125. As set out above, it is considered that the proposed amendments would not result in any significant loss of amenity to any existing neighbouring properties or future homes. It is also concluded that there would be no significant adverse impacts as a result of cumulative development taking approved schemes into account.

Ecology

126. Burgess Park which lies to the south of the site across Albany Road is a borough level site of importance for nature conservation (SINC). Policy G6 of the London Plan 'Biodiversity and access to nature' states that SINC's should be protected. Where harm to a SINC is unavoidable and where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the policy sets out a mitigation hierarchy which must be followed. The policy states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
127. At borough level policy P60 of the Southwark Plan 'Biodiversity' states that development must contribute to net gains in biodiversity including through enhancing the nature conservation value of SINC's, protecting and avoiding

damage to SINCs, protected species and habitats, and including features such as green and brown roofs, green walls and soft landscaping.

128. Ecology was fully considered as part of the assessment on the extant scheme and as was assessed in the ES. An Ecological Technical Note has been submitted with the current application and states that there have been no changes to the surrounding area or nearby protected sites that would result in the proposed development affecting local biodiversity. The council's Ecologist has been consulted on the proposed development and raises no objections.

Transport

129. Chapter 9 of the NPPF seeks to ensure that transport issues are properly addressed as part of development proposals. Proposals must assess the impact upon existing transport networks, promote and maximise opportunities for sustainable transport modes whilst mitigating any adverse transport related environmental effects and must make a significant contribution to improving accessible movement and permeability as a key priority for place making. Paragraph 111 states "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
130. This approach is reflected in Chapter 10 of the London Plan and Southwark Plan Policies P49 – P55, which 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 would be secured where necessary to address impacts upon the road and public transport networks to serve new developments.
131. Site layout, access and servicing have all been fully assessed previously as part of the extant scheme and the proposed amendments do not seek to alter any of these arrangements. The relevant transport issues to be considered in terms of the proposed amendments are car parking and cycle parking.

Car parking

132. The AAAP set a maximum ratio of 0.4 car parking spaces per unit. Policy P54 (Car Parking) of the Southwark Plan sets a maximum ratio of 0.25 parking spaces per unit. The consented scheme permitted a total of 287 car parking spaces for 842 units. This resulted in a provision of 0.34 spaces per unit which complied with the AAAP maximum of one parking space per 0.4 units. At the time of determination of the extant consent, Policy P54 of the Southwark Plan had not been adopted and as such did not apply.
133. As part of the proposed amendments, the development would provide 269 car parking spaces for 902 units as a result of reducing the number of car parking spaces within the podium of Subplot 4, a reduction of 18 spaces. This would result in an overall FDS provision of 0.29 spaces per unit. This would meet the AAAP requirement of no more than 0.4 spaces per unit although it would exceed the Southwark Plan maximum of 0.25 spaces per unit, albeit an improvement on the extant consent. This would be aligned with the council's aspiration promote

sustainable modes of transport, particularly in areas with good access to public transport. The level of car parking proposed is considered acceptable.

Cycle parking

134. Policy P53 (Cycle Parking) of the Southwark Plan requires that development within areas with PTAL 4 or 5 provide one cycle parking space per one bedroom unit and two cycle parking spaces per two or more bedroom units. The policy also requires one visitor space per 10 units.
135. With the additional 60 proposed homes, sub plot 3 and 4 would provide a total of 321 dwellings. Following the methodology set out in policy P53, there would be a requirement for 560 residential cycle parking spaces and as additional 32 visitor cycle parking spaces. A total of 602 long stay residential cycle parking spaces would be provided in addition to 56 short stay visitor cycle parking spaces. This significantly exceeds the policy requirement and is considered to be a positive aspect of the amendments.

Air quality

136. The site sits within an air quality management area. Policy SI1 of the London Plan 'Improving Air Quality' seeks to minimise the impact of development on air quality, and sets a number of requirements including minimising exposure to existing poor air quality, reducing emissions from the demolition and construction of buildings, being at least 'air quality neutral', and not leading to a deterioration in air quality.
137. The ES Addendum includes an Air Quality Technical Note (appendix A) which includes an Air Quality Neutral Assessment which shows that the FDS as a whole, including the amended Subplots 3 and 4, would achieve Air Quality Neutral.

Wind

138. Due to the increase in height of the consented tall building on Subplot 4, an updated wind assessment has been included as part of the ES Addendum. The assessment seeks to understand whether any undesirable wind conditions would be created on site or within the surrounding area as a result of the proposed amendments. It considers if the resultant wind speed changes would be suitable for the intended use of specific locations around and within the site in terms of comfort and safety.
139. The assessment of the wind conditions requires a standard against which the measurements can be compared. This assessment of the wind tunnel results adopts the Lawson Comfort Criteria which are the well established guidelines that have been in use for over 30 years. The Lawson Criteria establishes four pedestrian activities (comfort categories) taking into account that less active pursuits require more benign wind conditions. The four categories include: sitting, standing, strolling and walking.

140. The pedestrian comfort and safety was assessed as part of the ES on the extant consent. The 2014 ES concluded that with the FDS built out, including the proposed landscaping and wind mitigation measures, the pedestrian comfort and safety at ground level and courtyard level would be expected to be suitable for the intended uses. The updated wind assessment tested four configurations:
- Extant Planning Permission Site with Existing Surrounding Buildings;
 - Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site and Existing Surrounding Buildings;
 - The Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site, Existing Surrounding Buildings, Proposed Landscaping and Wind Mitigation Measures; and
 - The Proposed Amendments (Plot 03 and Plot 04) with Extant Planning Permission Site and Cumulative Surrounding Buildings;
141. With the FDS built out, wind conditions would largely remain similar to the baseline, with windier and calmer conditions to the south-east and east of Subplot 4 respectively. Overall, the wind microclimate would be similar to that reported in 2014 ES with balconies requiring wind mitigation measures, however an additional entrance would require mitigation at the south-western corner of Subplot 4.
142. Thoroughfares would have wind conditions suitable for sitting to strolling use which represents a moderate positive (not significant) to negligible (not significant) effects during the windiest season. Thoroughfares in the vicinity of the FDS would be suitable for sitting to standing use during the windiest season, which would represent a negligible (not significant) effect.
143. The majority of entrances to the Subplots 03 and 04 would have wind conditions ranging from suitable for sitting to standing use, representing a minor positive (not significant) to negligible (not significant) effect during the windiest season. The exception to this is at the south-western entrance to Subplot 4 which would have wind conditions suitable for strolling use during the windiest season. However, this would be an entrance to the patio area therefore strolling conditions would be acceptable during the windiest season as patio area is expected to be used during the summer season. This would represent a negligible (not significant) effect.
144. Wind conditions at existing entrances to the development surrounding the FDS would range from suitable for sitting to standing use during the windiest season. This would represent a negligible (not significant) effect. Wind mitigation measures in the form of dense planting (i.e. hedging or shrubs 2m in height 1.5m wide) placed on the southern side of the entrance would likely provide adequate shelter to achieve a suitable wind environment or alternatively recessing the entrance by 1.5m from the building façade. Wind conditions at bus stops to the south of the FDS along Albany Road would be suitable for standing use during the windiest season. These wind conditions would represent a negligible (not significant) effect. No wind mitigation measures would be required. Wind conditions at pedestrian crossings on roads surrounding the FDS would range from suitable for standing to strolling use during the windiest season, representing moderate positive (not significant) to minor positive (not significant) effects. Wind conditions at pedestrian crossings off the FDS would also range

from suitable for standing to strolling use during the windiest season, representing a negligible (not significant) effect with no mitigation required.

145. The majority of amenity spaces including designated seating areas would be range from suitable for sitting to standing use during the summer season. These conditions would represent a negligible (not significant) effect with no mitigation required. The majority of wind conditions at balconies, podium level and roof areas would range from suitable for sitting to standing use during the summer season. Standing conditions on the podium level seating provisions (at four measured locations) would be one category windier than suitable for the intended use, these conditions would range from negligible (not significant) to minor negative (significant) effects. Inclusion of landscaping measures which include 2-6m high trees, 2.5m high pergola structure with 50% porous roof and 1.1m high hedges. These measures would provide beneficial shelter to the podium level seating provisions identified above. With the inclusion of the wind mitigation measures, the residual effects on elevated level amenity spaces would be a negligible (not significant) effect.
146. Strong winds with the potential of being a safety concern for vulnerable occupants would occur at the stack of balconies located on the north-western corner represented by probe location 208. This would represent a significant effect and would therefore require mitigation to be made safe for users. With the Inclusion of 0.45m high solid balustrade along the perimeter of the balcony the balcony amenity spaces would have wind conditions safe for the occupant use, representing, the effect is therefore not significant.
147. The ES addendum states that the proposed scheme has been assessed for the windiest and summer seasons respectively for ground floor level and for elevated levels during the summer season. With the cumulative surrounding buildings introduced to the south and north of the site, wind conditions would remain larger similar to configuration 2 as the cumulative surrounds are relatively far and would not have a substantial influence on the wind microclimate of the site. The ES addendum concludes that no instances of strong winds with the potential for being a safety concern would occur in this configuration. All mitigation would be secured on any consent issued.

Flood risk

148. Policy SI 12 of the London Plan 'Flood risk management' states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy P68 of the Southwark Plan 'Reducing flood risk' states that development must not increase flood risk on or off site and sets out the requirements for achieving this. This includes that finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding.
149. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Paragraph 159 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk

elsewhere. In line with the NPPF, the council has a Strategic Flood Risk Assessment which acknowledges that development within flood zone 3 is required, and is allowed with the application of the Exception Test set out the NPPF.

150. Paragraph 163 of the NPPF states that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The development would contain residential units from first floor level upwards which are classified as more vulnerable uses under the NPPF.
151. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
152. The site is located on previously developed land and there is an existing implemented consent. The development of brownfield sites such as this will be necessary if accommodation is to be provided to meet the current shortfall in housing in the area. Increased surface water and foul water drainage storage would be provided by way of a larger storage tank under Subplot 4. With the changes to the on-site storage design, the proposed surface and foul water discharge from Subplots 03 and 04 to the Thames Water combined sewer would continue to be limited to that agreed with Thames Water as part of the extant consent.
153. The Environment Agency have raised no objection to the proposed amendments subject to the original conditions being imposed.

Socio-economics

154. Socio-economics was considered as part of the 2014 ES and an updated has been provided as part of the current ES addendum in order to take into account the potential impact from the population increase as a result of the new homes.
155. The proposed additional would potentially result in an increase of 25 primary school aged children and 14 secondary school aged children. This would not place any significant pressure on existing capacity and as such the effect would be negligible. This would be consistent with the 2014 ES.
156. The population increase, taking a worst case scenario, would be expected to increase local GP practice list size by approximately 36 patients per GP. Without mitigation this would be a minor adverse albeit not significant effect. Mitigation through CIL and the provisions of the existing S106 agreement, including the new health centre on Plot 18 would be expected to mitigate this minor effect. Given the negligible increase on capacity of healthcare facilities required for the

Project, no change is anticipated on the overall residual effect reported on 2014 ES arising from the proposed uplift.

157. The provision of housing and affordable housing would have a minor beneficial effect and this is consistent with the 2014 ES.
158. All play areas have been carefully designed to be inclusive and accessible to children with a wide range of abilities and provide an interesting and playable landscape. The provision of landscaped and equipped play space would have a negligible (not significant) effect on play space provision in the locality. The proposed uplift of 60 homes is not anticipated to affect the residential Socio-economic and Population effects reported in 2014 ES.

Carbon and energy

159. The extant scheme achieved a total carbon reduction of 36.81% over the 2013 Building Regulations through the use of Be Lean design principles, a district CHP to serve the FDS and the provision of photovoltaic panels. This was in line with the requirements of AAP Policy BH6: 'Energy' which set out the requirement for energy supply to be generated by a District CHP. The AAP has now been superseded by the Southwark Plan and as such the applicant has revisited energy on Subplots 3 and 4 in the context of the energy and sustainability policies of both the Southwark Plan and the London Plan.
160. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 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 5 years.
161. 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 green fund. The energy hierarchy is as follows:
 - Be lean – use less energy
 - Be clean – supply energy efficiently;
 - Be green – use renewable energy;
 - Be seen – monitor, verify and report on energy performance

Be Lean

162. In accordance with London Plan policy SI-2, the energy strategy prioritises the 'Be lean' category of the energy hierarchy with the aim of reducing energy consumption. Energy efficiency measures include:
- LED lighting
 - Lighting controls
 - High efficiency plant and equipment
 - Mechanical ventilation and heat recovery (Subplot 4)
 - High performance building fabric, glazing and improved air tightness.
163. Measures under this category would result in a 9% reduction in carbon emissions which would only fall just short of the 10% requirement set out in the London Plan.

Be Clean

164. The remainder of the FDS would continue to achieve the established savings under this criteria due to the use of the site wide CHP. Subplots 3 and 4 however would follow a different path in order to take advantage of improved technologies and the ability to make higher carbon savings and this will be discussed further below.

Be Green

165. The Energy Statement states that solar photovoltaic panels has been included as part of the design with 180sqm of space allowing for a 20kWp system to be installed. Air Source Heat Pumps (ASHPs) are also proposed for Subplots 3 and 4. These would result in a reduction in air pollution and lower NOx emissions. The proposed ASHPs would also align with the changes to the Building Regulations Part L (England) through lower CO2 emissions.

Measures under this category would result in a 52% reduction in carbon emissions.

Be Seen

166. London Plan policy SI2 sets out an additional stage of the energy hierarchy, 'Be Seen'. This stage requires the calculation of the operational energy in detail design stage, monitoring, verification and reporting of energy performance throughout the construction and usage of the building for the first 5 years. The development commits to disclosing in-use energy consumption data to the GLA for a minimum of 5 years post construction. The proposed amendments (Subplots 03 and 04) are committed to recording, monitoring and reporting actual energy consumption figures to help understand the performance gap in more detail. This would be secured as part of the deed of variation to the original S106 agreement.

Circular economy

167. Policy SI 7 Reducing Waste and Supporting the Circular Economy of the London Plan requires referable applications to promote circular economy outcomes and aim to be net zero-waste.
- 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.
 - How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy.
 - How performance will be monitored and reported.
168. This development supports London's transition to a low carbon circular economy, the following circular economy strategies have been developed for the proposed development:
- Prioritise robust and durable materials to ensure longevity, and consider how these can be re-used or recycled at end-of-life
 - Reduce energy and water consumption, both in-use and during construction, as far as possible
 - Maximise material efficiency in the design through structurally efficient design, and specifying recycled content in materials
 - Sourcing materials responsibly and sustainably
 - Design for flexibility in the commercial space by leaving it open plan for future adaptation
 - Minimise construction and excavation waste being sent to landfill (5% maximum), and
 - Follow the waste hierarchy and provide adequate space and facilities to segregate waste streams and divert as much waste from landfill as feasible.
169. Key circular economy commitments have been incorporated into the design. The commitments relate to the nine circular economy principles, considering each building layer and all life cycle stages.
- Minimisation of water and energy use during construction through management procedures and monitoring; and in-use through low carbon design and specification of efficient equipment
 - Optimising the concrete design to maximise recycled content, and to reduce required cement and water content
 - Rationalised, stacked structural grid to minimise transfer structures and the associated concrete volume
 - Materials selected for longevity and durability as well as recoverability and recyclability at end of life
 - Consideration of offsite prefabrication of a number of elements

- Efficient segregation and processing of waste streams, both in construction and in use, through site waste management plans, construction environmental management plan and operational waste management plan, as well as targets to divert waste from landfill in line with policy.

170. Further details of circular economy would be secured by condition.

Whole Life Carbon

171. Policy SI 2 – Minimising Greenhouse Gas Emissions of the London Plan requires developments to calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken that would serve to reduce life-cycle carbon emissions. Whole Life Cycle carbon emissions are those associated with the construction, use and eventual deconstruction of a development over its whole life cycle, considering impacts of construction materials, along with their repair, maintenance and replacements, as well as regulated and unregulated operational carbon emissions. A Whole Life Carbon Assessment and GLA Template was submitted.
172. The applicant's submission clarifies that the existing buildings on the FDS have all now been demolished. The applicant is adopting the following principles in order to reduce Whole Life Carbon emissions on the proposed development of Subplots 3 and 4:
- Use of recycled or re-purposed materials;
 - Minimising operational energy use;
 - Selection of materials based on the planned life expectancy of the building;
 - Minimising operational water use;
 - Designing for future disassembly;
 - Designing for durability and flexibility;
 - Optimising the relationship between operational and embodied carbon;
 - Locally sourcing materials where possible;
 - Minimising waste; and
 - Utilising efficient construction methods.

Conclusion on energy strategy

173. The proposed energy strategy would achieve an on-site reduction in carbon emissions of 62% beyond the Building Regulations, significantly exceeding the 35% London Plan requirement. Whilst it would not meet the Southwark Plan policy of 100% on-site savings, there is no scope to provide further PV on the building. A financial contribution of £379,335 should be secured in the S106 Agreement in order to achieve carbon zero status for Subplots 3 and 4.

Fire safety

174. Policy D12 of the London Plan (Fire Safety) requires all development proposals to achieve the highest standards of fire safety. All development proposals must be accompanied by a fire statement, i.e. an independent fire strategy produced by a third party, suitably qualified assessor.

175. 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 a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
176. A fire statement has been submitted which was prepared by a suitably qualified third-party assessor (WSP) with listed qualifications and experience. The fire statement provides details relating to materials and fire resistance; means of escape and evacuation strategy, including evacuation assembly point; mitigation measures; and emergency services access.
177. In response to Policy D5, the fire statement includes a declaration of compliance to London Plan Policy D5(B5) and specifies a requirement for the development of a personal emergency evacuation plan for each mobility impaired occupant that resides in or is visiting the building; training for concierge staff for evacuation of persons requiring level access; and installation of an evacuation chair to be used if evacuation lift/s is not working.
178. In line with Policy D5 of the London Plan a fire evacuation lift within each tower core is to be provided, and this provision should be secured by condition by the council in accordance with Policy D5 of the London Plan.
179. The Health and Safety Executive (HSE) have been consulted and, following some additional information provided by the applicant, have raised no objections to the proposal.

Digital connectivity

180. London Plan Policy SI6 introduces the need for new developments to address London's requirements for enhanced digital connectivity. The policy requires development proposals to ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users, to meet expected demand for mobile connectivity generated by the development, to take appropriate measures to avoid reducing mobile connectivity in surrounding areas, and to support the effective use of rooftops and the public realm (such as street furniture and bins) to accommodate well-designed and suitably located mobile digital infrastructure. This is repeated through policy P44 of the Southwark Plan 'Broadband and digital infrastructure'.
181. In order to address this requirement a condition is recommended to ensure that the appropriate ducting for future connection to the full fibre infrastructure would be installed within the proposed development.

Planning obligations (S.106 agreement)

182. Policy DF1 of the London Plan advises that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site

management necessary to support the development, or to secure an appropriate mix of uses within the development. Policy IP3 of the Southwark Plan sets out similar requirements, and further information is contained within the council's adopted Planning Obligations and Community Infrastructure Levy SPD.

183. Both the FDS and the Outline Masterplan applications were granted with a single S106 Legal Agreement which bound both developments. Application 17/AP/3885 was approved subject to a Deed of Variation to the original legal agreement. The updated terms agreed continue to apply to the FDS and the Outline permission. The current application will require a Deed of Variation to the legal agreement in order to secure the relevant updated financial contributions as well as securing the additional 60 new homes and the affordable housing. The obligations set out below only relate to the amendments and it should be noted that the obligations and contributions secured on the extant scheme would continue to apply.

Planning obligation	Mitigation	Applicant's position
Affordable housing	Secure the updated housing numbers including the relevant tenure split of affordable homes and to update the housing tables in the parent agreement.	Agreed.
Affordable housing monitoring fee	This should apply to Subplots 3 and 4 only. £3,564.	Agreed.
Affordable housing monitoring clauses	As per the parent agreement.	Agreed.
Employment during construction	To be provided in line with the formula established under the parent legal agreement.	Agreed
Energy – Be Seen, Circular Economy, Whole Life Carbon	To updated the energy provisions and strategy in order to secure appropriate information and reporting on Be Seen, WLC and CE.	Agreed
Burgess Park play space and amenity space contributions	£115,213	Agreed.
Carbon offset fund	£379,335	Agreed.
Administration and monitoring fee (excluding affordable housing monitoring fee and servicing bond)	To be agreed using established formula.	Agreed

184. In the event that an agreement has not been completed by 31 January 2023, 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 signed S106 legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development including through contributions, and it would therefore be contrary to policy DF1 'Delivery of the Plan and Planning Obligations' of the London Plan 2021, Policy IP3 'Community Infrastructure Levy (CIL) and Section 106 planning obligations' of the Southwark Plan 2022, and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

185. 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.
186. The site is located within Southwark CIL Zone 3 and MCIL zone 2 £60/sqm. Based on the floor areas provided in the applicant's CIL Form and Accommodation Schedule, the estimated gross amount of CIL is approximately £8,278,680, including £5,228,640 of Borough CIL and £3,050,040 of Mayoral CIL. It should be noted that this is an estimate, and the floor areas on approved drawings and relief eligibility would be checked when the related CIL Assumption of Liability Form and CIL relief forms are submitted, after planning permission has been obtained.

Community involvement and engagement

187. A Statement of Community Involvement (SCI) and engagement summary template have been submitted with the application, detailing the pre-application consultation undertaken with key stakeholders and the local community prior to the submission of the planning application.
188. The SCI advises that the approach to the pre-application consultation was to inform residents and stakeholders of the amendments to the planning permission for the First Development Site. The consultation on the Section 73 application set out to inform residents of changes to the design of the previously approved scheme. The engagement included an explanation of the proposed changes and why we have to submit a Section 73 planning amendment. It covered the design changes proposed as well as the new proposals for cycle storage; energy strategy; accessible homes; affordable homes; and communal space.
189. The following types of consultation took place:

190. **Project Website** - Materials were posted on the Aylesbury Now website for participants to view. These included a News Story, linking to the Commonplace website.
191. **Commonplace** - The Commonplace consultation platform was the primary point of collecting feedback from residents on each of the proposals. All materials from the online and in person consultation events were posted on the website for comment and the responses collated and recorded within this SCI document.
192. **Email** - All residents who are on the current mailing circulation were emailed details of the consultation. An email version of the information was sent to those who requested it, along with links to the Commonplace website.
193. **Zoom** - A series of online presentations and feedback sessions were held. Participants were required to pre-register to attend specific event times by contacting NHG. This enabled us to monitor and prepare for how many attendees were at each event. It also gives us the contact name and email address of each signed up participant, and allows us to see the attendee list prior to each specific session, and to follow up with residents after the event.
194. **Banners** - Large banners were printed and located around the site to advertise the events. QR codes were added to direct people to the website information.
195. **Post** - Postal leaflets were distributed to all consultees and additionally on request. The applicant also advertised a telephone number for people to call if they were not able to access online services, and they were able to complete the survey over the phone. This was also available for the visually impaired or those who do not speak English as a first language.
196. **Exhibition**- In person events were held on site with large format boards, flip books with additional information, the fly through video and comment cards for visitors to feedback on the proposals. The exhibitions were staffed and the team were on hand to answer any questions and listen to concerns.
197. **Phone** - A telephone number (Resident Involvement Programme Manager) was included on the flyer so that residents who are not online had the opportunity to feed back over the phone too. The applicant informed the Southwark Council Taplow Housing Team in advance of the consultation so that they were prepared for possible questions. The applicant referred residents on to the Housing Team when they had rehousing questions, and support services including the Creation CIC if there were other queries (e.g., welfare benefits).
198. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices.

Consultation responses from external and statutory consultees

Environment Agency

199. No objections subject to the original conditions.
Response – Noted and agreed, the relevant conditions would be attached to any consent issued and would continue to be relevant to the revised scheme.

Greater London Authority

200. The GLA have concluded that the proposal is supported in principle. Although they note that the application does not fully comply with the London Plan policies, as summarised below:

Land use principles: The principle of development remains in accordance with the extant consent, therefore the proposals are supported in principle.

Affordable housing: 47% affordable housing proposed on sub-plots 3 and 4, comprising 55% social rent and 45% shared ownership. The scheme is subject to the Viability Tested Route and further consideration is required.

Housing: Further information is required regarding children's play space.

Urban design: Further information is required regarding tall buildings assessment; building separation distance; fire safety; inclusive access and general design arrangements.

Strategic views: The proposed height increase at Block A4 would extend above the Western Towers of St Pauls within LVMF view 1.A2. The proposed materials palette would have a beneficial impact relative to the approved materials under the extant consent. Details of materials and façade treatments must be robustly secured by condition.

Heritage: Additional information is required from the applicant to justify the proposed impacts to St Paul's Cathedral. GLA officers will provide further comment in due course following completion of the viability testing.

Transport: Mitigation measures secured in the extant consent must be implemented.

Sustainable development: Further information is required regarding energy strategy; whole life-cycle carbon; and circular economy.

Environmental issues: Further information is required regarding flood risk; sustainable drainage; and water efficiency.

Response – Officers note that the GLA are supportive of the development in principle and that there are no land use issues as a result of the proposed development. With regards to the other issues raised:

Affordable housing: Officers are supportive of the affordable housing officer and have reviewed the Financial Viability Assessment and agree with the conclusions that the offer represents the maximum reasonable amount. The GLA have asked for additional information from the applicant's viability consultants and this has been provided. It is anticipated that the GLA will complete their consideration of the viability prior to Stage II.

Housing: The applicant has fully addressed the GLA concerns regarding playspace and has provided additional information alongside the revised figures. Officers are content that this issue is now fully compliant with policy.

Urban design: The applicant has fully addressed the fire safety issues. Southwark officers are satisfied with the design of the amended buildings as well as the quality of accommodation provided. The buildings are considered to be designed to the highest standards and relevant conditions regarding materials and façade treatment would remain imposed on the consent. Officers consider the site to be suitable for a tall building and are satisfied that the additional height is appropriate and would not result in any detrimental loss of amenity.

Strategic views and heritage: Officers have reviewed the BHTVIA addendum to the ES and are fully satisfied that the development would have no demonstrable adverse impact on LVMF view 1.A2. Officers agree with the GLA that the proposed materials palette would have a beneficial impact relative to the approved materials under the extant consent.

Transport: Mitigation measures secured in the extant consent would continue to be secured on this amendment application.

Sustainable development: The applicant has provided further information in the energy strategy and on whole life carbon/circular economy. Officers are satisfied that the scheme is policy compliant and the GLA will confirm their view on energy and carbon/circular economy as part of the Stage II process

Environmental issues: The applicant has fully addressed the issues raised and submitted additional information. Officers have reviewed this and consider it to suitably deal with the points raised.

Health and Safety Executive

201. Concerns were raised about the provision of a single staircase in all blocks on Subplot 4.

Response – The applicant fully addressed the comments made by the Health and Safety Executive. Following revisions to deal with the HSE concerns, the HSE were re-consulted and have confirmed that they are now content with the proposal.

Historic England

202. Historic England do not wish to offer any advice/comments on the proposal.
Response – Noted.

London Fire Brigade

203. No further observations to make.
Response – Noted.

Metropolitan Police

204. No objections subject to the original conditions.
Response – Noted and agreed, the relevant conditions would be attached to any consent issued.

National Air Traffic Services (NATS)

205. No safeguarding objections.
Response – Noted.

Transport for London

206. The proposed amendments to the consented scheme are minor in terms of strategic transport, with minimal additional trip generation over the consented trip generation. As such, assuming the mitigation secured in the consented wider scheme, particularly for bus services and cycle hire, there would not be an adverse impact on the transport network. TfL welcome the reduction in car parking to give a reduced overall, noting that, given the site PTAL of 4-5, were this to be a new stand-alone development, it would be required to be 'car free' bar disabled spaces, in line with the latest London Plan and Southwark local plan policy.
Response – Noted.

Community impact and equalities assessment

207. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
208. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
209. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
 - The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
210. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

211. 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.
212. This application has the legitimate aim of providing new homes and improved employment space. 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

213. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
214. 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

215.	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

216. The proposed development would result in minor material amendments to a consented and implemented scheme. The amendments would result in the provision of 60 additional homes on the FDS which would maximise the efficient use of the site and make a significant contribution towards the council's housing targets. The intensification of development is appropriate in the context of the site allocation and policy aspirations for the area.
217. The proposal would result in more affordable housing being provided on site with an additional 18 intermediate homes and 9 social rented homes over and above the extant consent. This would increase the total amount of affordable housing being provided on the FDS from the approved 64% by habitable room to the proposed 66%. It is noted that the affordable tenure split would not comply with policy, however it would generally align with that approved on the extant scheme, which is significant material consideration with significant weight. Officers consider that the affordable offer would be a significant benefit of the scheme and would assist with the decant from other parts of the estate, increasing options for existing residents to remain on the estate.
218. The new homes would be accommodated on buildings that are of a larger scale and massing than approved under the extant scheme. The increase in scale and massing is not considered to be significant and the impact on local and wider views is considered to be acceptable. Consideration has also been given to the impact on heritage assets and the protected LVMF view of St Paul's from Alexandra Palace and it is concluded that the impacts would be minor, considered to be less than substantial harm and outweighed by the benefits of the scheme.
219. The proposed amendments also include a redesigned facade treatment for the tower on Subplot 4. These amendments are considered to be positive and would contextualise well with the remainder of the approved FDS. Materials and facade details would continue to be reserved by condition which is considered to be appropriate in order to ensure the highest standards of design are achieved.
220. Increasing the scale and massing of buildings can have amenity impacts on adjacent residents. The proposed amendments are generally restricted to increasing height (where the estate abuts existing residents). Officers are therefore satisfied that there would be no increase in overlooking or loss of privacy. The levels of outlook established on the extant scheme would be retained and are considered acceptable. An updated daylight and sunlight assessment has been provided and it is demonstrated that there would be no loss of daylight or sunlight contrary to the standards set out in the BRE guidance. Officers are therefore satisfied that there would be no adverse residential

amenity impacts as a result of the proposed development.

221. The amendments would achieve Carbon Zero status for Subplots 3 and 4 through a combination of an in lieu payment and a 62% carbon reduction on site. This is considered to be a benefit of the scheme as it improves on the performance of the extant scheme.
222. Developments of this size and nature have the potential for significant environmental impacts and therefore an addendum to the extant scheme Environmental Statement has been submitted. The impacts identified in the Environmental Statement have been assessed and taken into account and should be considered in determining the application. No impacts of a significant scale have been identified which are not capable of being mitigated.
223. The application is considered to be in compliance with the development plan, and emerging documents, when read as a whole, and It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a Deed of Variation to the parent S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents TP/H1059	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 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policies
Appendix 3	Relevant planning history
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	29 November 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		30 November 2022

APPENDIX 1

Recommendation (draft decision notice)

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

This document is not a decision notice for this application.

Applicant		Reg. Number	22/AP/1063
	Notting Hill Genesis		
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation	GRANT subject to	Legal Case Number	H1059
	Agreement (GLA)		

Draft of Decision Notice**Grant subject to Legal Agreement & Referral to GLA for the following development:**

Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of sub plot 3 to part 3/part 4/part 7 storeys and sub plot 4 to 23 storeys, internal reconfigurations, elevational alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage. The application is supported by an Addendum to the Environmental Statement (ES) in line with the Town and Country Planning (Environmental Impact Assessment Regulations).

Aylesbury Estate Land Bounded By Albany Road Portland Street Westmoreland Road and Bradenham Close

In accordance with application received on 11 March 2022 and Applicant's Drawing Nos.:

Existing Plans

Site wide

HTA-L-D01-X-XX-2900B; D01-004B; D01-100B; D01-101C; D01-102C; D1-106C; D01-130C; D01-131D; D01-132C; D01-133D; D01-134C; D01-135D; D01-136C; D01-137A; D01-138C; D01-139C.

Block 1

1305-07-100 D4; 1305-07-101 D2; 1305-07-102 D1; 1305-07-103 D1; 1305-07-104 D1; 1305-07-105 D2; 1305-07-106 D1; 1305-07-107 D1; 1305-07-108 D1; 1305-07-109 D1; 1305-07-110 D1; 1305-07-111 D1; 1305-07-300 D2; 1305-07-301 D1; 1305-07-302 D1; 1305-07-303 D1; 1305-07-304 D1; 1305-07-305 D1; 1305-07-306 D1; 1305-07-400 D2; 1305-07-401 D2; 1305-07-404 D3; 1305-07-464 D3.

Block 2

S02-101B; S02-102C; S02-103C; S02-130C; S02-131C; S02-132C; S02-140B; S02-141A; S02-300B.

Block 5

S05-101B; S05-102B; S05-103C; S05-104C; S05-105C; S05-106C; S05-107C; S05-108C; S05-109C; S05-110C; S05-111B; S05-112B; S05-113B; S05-120B; S05-130B; S05-131B; S05-133C; S05-134B; S05-135C; S05-136B; S05-137B; S05-138D; S05-140B; S05-142B; S05-143B; S05-144B; S05-145B; S05-146A; S05-147A; S05-300A; S05-301A; S05-302A.

Block 6

S06-101B; S06-102B; S06-103C; S06-104C; S06-105C; S06-106D; S06-107D; S06-108D; S06-109D; S06-110D; S06-111C; S06-112B; S06-130D; S06-131C; S06-132B; S06-133C; S06-134B; S06-135B; S06-136D; S06-137D; S06-138B; S06-140B; S06-141B; S06-142B; S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202B; HTA-L-D01-X-XX-2203A; HTA-L-D01-X-XX-2204B; HTA-L-D01-X-XX-2205A; HTA-L-D01-X-XX-2206; HTA-L-D01-X-XX-2207A; HTA-L-D01-X-XX-2208A; HTA-L-D01-X-XX-2902B;

HTA-L-D01-X-XX-2903A; HTA-L-D01-X-XX-2904B; HTA-L-D01-X-XX-2905B; HTA-L-D01-X-XX-2906; HTA-L-D01-X-XX-2907A; HTA-L-D01-X-XX-2908A; HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B; 0304-ATR-004A; 0304-GA-007D; 0304-RP-001C; 0304-RP-002C.
Previously Approved Drawings received

Proposed Plans

NHG-FDS_HTA-A_XX_DR_0102

NHG-FDS_HTA-A_S03_DR_0200

NHG-FDS_HTA-A_S03_DR_0201

NHG-FDS_HTA-A_S03_DR_0202

NHG-FDS_HTA-A_S03_DR_0203

NHG-FDS_HTA-A_S03_DR_0204

NHG-FDS_HTA-A_S03_DR_0205

NHG-FDS_HTA-A_S03_DR_0206

NHG-FDS_HTA-A_S03_DR_0207

NHG-FDS_HTA-A_S03_DR_0220

NHG-FDS_HTA-A_S03_DR_0221

NHG-FDS_HTA-A_S03_DR_0222

NHG-FDS_HTA-A_S03_DR_0223

NHG-FDS_HTA-A_S03_DR_0224

NHG-FDS_HTA-A_S03_DR_0225

NHG-FDS_HTA-A_S03_DR_0226

NHG-FDS_HTA-A_S03_DR_0600

NHG-FDS_HTA-A_S03_DR_0601

NHG-FDS_HTA-A_S03_DR_0602

AYLE-HBA-BC-00-DR-A-080100 P2

AYLE-HBA-BC-01-DR-A-080101 P2

AYLE-HBA-BC-02-DR-A-080102 P1

AYLE-HBA-BC-03-DR-A-080103 P1

AYLE-HBA-BC-04-DR-A-080104 P1

AYLE-HBA-BC-05-DR-A-080105 P1

AYLE-HBA-BC-06-DR-A-080106 P1

AYLE-HBA-BC-07-DR-A-080107 P1

AYLE-HBA-BC-08-DR-A-080108 P1
AYLE-HBA-BC-09-DR-A-080109 P1
AYLE-HBA-BC-10-DR-A-080110 P1
AYLE-HBA-BC-23-DR-A-080123 P1
AYLE-HBA-BC-RF-DR-A-080124 P1
AYLE-HBA-BC-ZZ-DR-A-080111 P1
AYLE-HBA-ZZ-ZZ-DR-A-080130 P1
AYLE-HBA-ZZ-ZZ-DR-A-080131 P1
AYLE-HBA-ZZ-ZZ-DR-A-080200 P2
AYLE-HBA-ZZ-ZZ-DR-A-080201 P2
AYLE-HBA-ZZ-ZZ-DR-A-080202 P2
AYLE-HBA-ZZ-ZZ-DR-A-080203 P2
AYLE-HBA-ZZ-ZZ-DR-A-080204 P1
AYLE-HBA-ZZ-ZZ-DR-A-080205 P2
AYLE-HBA-ZZ-ZZ-DR-A-080206 P1
AYLE-HBA-ZZ-ZZ-DR-A-080207 P1
AYLE-HBA-ZZ-ZZ-DR-A-080208 P1
AYLE-HBA-ZZ-ZZ-DR-A-080209 P1
AYLE-HBA-ZZ-ZZ-DR-A-080210 P1
AYLE-HBA-ZZ-ZZ-DR-A-080211 P1
AYLE-HBA-ZZ-ZZ-DR-A-080212 P1
AYLE-HBA-ZZ-ZZ-DR-A-080213 P1
AYLE-HBA-ZZ-ZZ-DR-A-080214 P1

Proposed S03 and S04 Drawings received 11/03/2022

Other Documents

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

3. Tree Protection

Unless previously discharged, prior to any works, including demolition, commencing on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

An Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority for all trees on or in the vicinity of that block.

i) 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.

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

iii) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement.

Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

4. Site Contamination

Unless previously discharged, prior to the commencement of any development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Part One - A site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

Part Two - In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part

2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

Part Four - 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 Part One - Part Three above.

Reason

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

5. Demolition Environmental Management Plan

Unless previously discharged, no demolition works shall take place for:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a DEMP for each block has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use

all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;

- Engineering measures to eliminate or mitigate specific environmental impacts

- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and arrangements for regular public access information meetings to discuss the progress of and issues with the demolition;

- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;

- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;

- Safe routing, holding and access for site traffic;

- Waste storage, separation and disposal;

- A demolition logistics plan (prepared to TfL CLP Standards and subject to approval by TfL);

- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, 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 Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

6. Ecological Management Plan

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens) relating to that block, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements: Management of Biodiverse Green roofs, Nest boxes, Rain gardens, Native planting and hedges.

Reason:

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

7. Environment Agency

Unless previously discharged, prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

The following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the

i) A site investigation scheme, based on submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;

ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

iii) A verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

8. Environment Agency

Unless previously discharged, if, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that development block until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

9. Thames Water

Unless previously discharged, prior to commencement of any construction works, excluding demolition, on;

a) Block 1

b) Block 2

- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A drainage strategy for that block, detailing any on and/or off site drainage works should be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

10. Thames Water

Unless previously discharged, for each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

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

Reason

The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility

infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

11. Thames Water

Unless previously discharged, development (excluding demolition) should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason:

To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

12. Highways

Unless previously discharged, notwithstanding drawing number 0304-GA-007D, an updated Highways Infrastructure Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (excluding demolition) in consultation with the Highways Authority in order to finalise details of street design and treatment, lighting, planting access and visibility. The development shall then be implemented in accordance with any consent given.

Reason

In the interest of amenity and to secure a high standard of street design.

Permission is subject to the following Grade Condition(s)

13. Landscaping

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5

f) Block 6

Detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant block not covered by buildings (including cross sections, podium gardens, roof gardens, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The submission should include details of native planting with a minimum of 30% of native plants of local provenance. 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: The National Planning Policy Framework 2021; and policies P57 - Open Space, P59 - Green Infrastructure and P61 - Trees of the Southwark Plan 2022.

14. Green/Brown Roofs

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with

any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

Reason:

So that the council may be satisfied with the details of the landscaping scheme, in accordance with: The National Planning Policy Framework 2021; and policies P57 - Open Space, P59 - Green Infrastructure of the Southwark Plan 2022.

15. BREEAM

Unless previously discharged, before any fit out works to the community space in Block 1 hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Very Good' 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;

Before the community space in Block 1 is brought into use, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and policy P69 'Sustainability standards' of the Southwark Plan 2022.

16. Car Club

Unless previously discharged, before any above grade work is carried out, including landscaping works, details of the positioning of the three car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason:

In accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021) and policy P50 'Highway impacts' of the Southwark Plan 2022.

17. Designing Out Crime

Unless previously discharged, before any above grade work hereby authorised begins on

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of security measures for that block shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and P16 'Designing out crime' of the Southwark Plan (2022).

18. CHP Plant Pre approval

Unless previously discharged, before any above grade works take place on any part of the site, the developer will provide a report advising of the full particulars and details of the CHP plant including final location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted and approved in writing by the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment are cohesive, adequate and effective, to ensure the proposal minimises its impact on air quality and amenity in accordance with Policy SI2 of the London Plan 2021 and policy P56 - Protection of Amenity of The Southwark Plan.

19. Full fibre connectivity

Prior to commencement of works above grade on the development of Subplots 3 and 4 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)

19. CEMP

Unless previously discharged, no above grade works shall take place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a CEMP for that block has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- The specification shall include details of foundation piling

- Engineering measures to eliminate or mitigate specific environmental impacts

- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and/or construction and arrangements for regular public access information meetings to discuss the progress of and issues with the development;

- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;

- To follow all current best construction practice with regard to the management of outputs regarding noise and emission to air;

- Safe routing, holding and access for site traffic;

- Waste storage, separation and disposal;

- A Construction and Logistics Plan in line with TfL guidance (all construction access routes and access details also need to be approved by TfL);

- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All construction work shall then be undertaken in strict accordance with the approved CEMP, unless otherwise agreed in advance, 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 Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

20. AQA

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1

- b) Block 2

- c) Block 3

- d) Block 4

- e) Block 5

- f) Block 6

A site report detailing the proposed methods relevant to that block to minimise future occupiers exposure to air pollution 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that air quality does not suffer by reason of pollution and works associated with the construction and operation of the development, in accordance with Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

21. Cycle storage

Unless previously discharged, before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (1:50 scale drawings) of the facilities to be provided in that block for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall also show layout, location and type of any on-street 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021), and policy P53 'Cycling' of the Southwark Plan 2022.

22. Biodiversity Roofs

Unless previously discharged, for each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the biodiversity (green/brown) roofs for that block shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with the Roof plans for blocks 1,4,5,and 6 hereby approved; and
- iii) 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 other than a biodiversity roof in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans which will then be implemented as approved. 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; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

23. Bat Tubes and boxes

Unless previously discharged, prior to any above grade works on;

- a) Block 1
- b) Block 2

- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of bat tubes/ bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 Tubes/ bricks, (with a minimum of 3 Tubes) for each block, 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 Tubes / 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 which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

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

24. Swift boxes

Unless previously discharged, prior to any above grade works on:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of Swift nesting boxes / bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 8 nesting boxes / bricks shall be

provided for blocks 4, 5, and 6 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 which will then be implemented as approved. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

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

25. Material Samples

Unless previously discharged, for each of :

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

Material sample panels of all external facing materials, including glazing, brickwork (bond and pointing) and decorative metal screening for the relevant block shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with each block is carried out. The development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

26. Mock ups

Unless previously discharged, prior to any above grade works taking place on;

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

A mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

27. Detailed drawings

Unless previously discharged, prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3 (submission required regardless of previous discharge)
- d) Block 4 (submission required regardless of previous discharge)
- e) Block 5
- f) Block 6

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

- principal features on the facades;
- parapets (which shall be in brick or masonry);
- roof edges;
- junctions with the existing building; and
- heads, sills and jambs of all openings.

Shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

28. Tree planting

Unless previously discharged, prior to works commencing above grade, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include provision for no less than 215 new trees and must include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

Reason

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

(2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

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

29. Plant noise

Unless previously discharged, prior to the occupation of;

- (a) Block 1
- (b) Block 2
- (c) Block 3
- (d) Block 4
- (e) Block 5
- (f) Block 6

The rated noise level from any plant including the proposed CHP scheme and energy centre, together with any associated ducting or fittings shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. A validation test shall be carried out prior to any plant being commissioned and the results shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of any units within the relevant block.

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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); P56 (Protection of Amenity) of the Southwark Plan (2022).

30. Electric Vehicle Parking

Before the first occupation of;

- a) Block 4
- b) Block 5

Details of the installation (including location and type) of electric vehicle charger points for that block shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of

the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021); Policy P50 (Highways Impacts) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022)

31. Service Management Plan

Unless previously discharged, prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A Service Management Plan for that block detailing how all elements of the site are to be serviced, including bin collection and deliveries, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

32. Ecological monitoring

Unless previously discharged, prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3

d) Block 4

e) Block 5

f) Block 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that block, shall be submitted to and approved by the Local Planning Authority. This shall include:

- Use of bird or bat nesting and roosting features, Success of the biodiversity roofs, hedges, parks and rain gardens to support wildlife.

- The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 10 years.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

33. Refuse Storage - Residential

Unless previously discharged, prior to occupation of;

a) Block 1

b) Block 2

c) Block 3

d) Block 4

e) Block 5

f) Block 6

Details of the arrangements for the storing of domestic refuse in that block shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

34. Refuse Storage

Unless previously discharged, details of the arrangements for the storing of refuse for the community centre in Block 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the community centre being brought into use and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

35. EA

Unless previously discharged, prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A verification report for the relevant block demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and

maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use

Permission is subject to the following Compliance Condition(s)

36. 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 - 30dB LAeq, T * and 45dB LAFmax T *

Living rooms- 35dB LAeq, T#

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

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

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

37. Residential Noise

The habitable rooms within the development sharing a party wall element (wall/ceiling/floor) with a separate residence shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is a minimum of 5dB improvement over the Building Regulations standard set out in Approved Document E.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise transfer in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

38. Residential Noise

Any party ceiling/floor element between a domestic and commercial/community use premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20, due to noise from the commercial/community premises, is not exceeded.

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 community use, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021); Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

39. Vibration

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 development do not suffer a loss of amenity by reason of excess vibration in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P15 (Residential Design), Policy P56 (Protection of Amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

40. CHP Management Plan Emissions standard

The CHP plant shall use natural gas and meet the relevant standard for its size stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

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 Policy P56 'Protection of amenity' and Policy P69 (Sustainability Standards) of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

41. Hours of use

The use hereby permitted for D Class purposes shall not be carried on outside of the hours 7:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and public holidays.

Reason:

To ensure that and the wider environment do not suffer a loss of amenity by reason of nuisance, in accordance with Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

42. PD Rights

Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved as part of Blocks 2 and 3.

Reason

To safeguard the character and the amenities of the premises and adjoining properties.

43. Fire Strategy

The development hereby permitted shall be carried out in accordance with the approved Fire Strategy.

Reason:

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

44. Development quantum

The application hereby approved shall be for the demolition of the existing buildings, and redevelopment to provide a mixed-use development comprising a number of buildings between 2 to 23 storeys in height, providing 902 residential dwellings; flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; associated car and cycle parking, as per the permitted plans.

Reason:

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

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

New London Plan 2021

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

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- 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 D6 Housing quality and standards
- 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 D13 Agent of Change
- Policy D14 Noise Policy S1 Developing London's social infrastructure
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing
 Policy H8 Loss of existing housing and estate redevelopment
 Policy H9 Ensuring the best use of stock
 Policy H10 Housing size mix
 Policy H12 Supported and specialised accommodation
 Policy H13 Specialist older persons housing
 Policy S1 Developing London's social infrastructure
 Policy S4 Play and informal recreation
 Policy S2 Health and social care facilities
 Policy E1 Offices
 Policy E2 Providing suitable business space
 Policy E9 Retail, markets and hot food takeaways
 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 T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets
 ST2 Southwark's Places
 SP1 Homes for all
 SP2 Southwark Together
 SP3 Great start in life
 SP4 Green and inclusive economy
 SP5 Thriving neighbourhoods and tackling health inequalities
 SP6 Climate Change
 AV.01 Aylesbury Area Vision

P1 Social rented and intermediate housing
 P2 New family homes
 P3 Protection of existing homes
 P4 Private rented homes
 P7 Housing for older people
 P8 Wheelchair accessible and adaptable housing
 P10 Supported housing
 P13 Design of places
 P14 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
 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
 NSP01

Mayors SPD/SPGs

Accessible London: Achieving an Inclusive Environment (October 2014)
 The control of dust and emissions during construction and demolition (July 2014)
 Character and Context (June 2014)
 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)

Southwark SPDs/SPGs

Design and Access Statements (2007)

S106 and CIL (2015) S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2009)

Residential Design Standards (2015)

APPENDIX 3

Relevant planning history

Reference and Proposal	Status
<p>14/AP/3843 Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.</p>	<p>Granted with Legal Agreement 05/08/2015</p>
<p>14/AP/3844 Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.</p>	<p>Granted with Legal Agreement 05/08/2015</p>
<p>17/AP/3885 Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:</p> <p>Provision of an additional 12 units (including three townhouses in place of the Gas Pressure Reduction Station); Revisions to unit and tenure mix; Internal reconfiguration and elevational alterations; Minor alterations to landscape layouts, amenity space and roof space.</p>	<p>Granted with Legal Agreement 14/02/2019</p>

APPENDIX 3

Relevant planning history

Reference and Proposal	Status
<p>22/AP/0019 Non material amendment to planning permission ref. 17/AP/3885 dated 14th February 2019 for 'Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.</p> <p>The amendment seeks the following: to amend the wording of the description of development, and add a new planning condition specifying the quantum of the approved development.</p>	<p>AGREED 04/02/2022</p>

Consultation undertaken

Site notice date: 12/02/2022.

Press notice date: 14/04/2022

Case officer site visit date:12/02/2022

Neighbour consultation letters sent: 21/04/2022

Internal services consulted

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Section 106 Team

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Historic England

London Fire & Emergency Planning Authori

Natural England - London & South East Re

Metropolitan Police Service (Designing O

Transport for London

Thames Water

Neighbour and local groups consulted:

4 St Marks House Elizabeth Estate Phelp
Street London

7 St Marks House Elizabeth Estate Phelp
Street London

5 Aycliffe House Portland Street London

2 Aycliffe House Portland Street London

3 Strathcona House Horsley Street
London

38 St Peters House Elizabeth Estate
Queens Row London

2 St Marks House Elizabeth Estate Phelp
Street London

Advertising Right Bus Shelter 01280083
Opposite 402 Albany Road London

William Iv 337-339 Albany Road London

Flat Above 31 Westmoreland Road
London

34 Silverthorne Lofts 400 Albany Road
London

18 Hambledon Villa Street London

Flat 18 Roffo Court Boyson Road

Flat 9 Totters Court 10 Westmoreland
Road

141 Gayhurst Hopwood Road London

Flat 67 Roffo Court Boyson Road

Flat 26 Arments Court 392 Albany Road

5 St Matthews House Elizabeth Estate
Phelp Street London

22 Phelp Street London Southwark

12 St Matthews House Elizabeth Estate
Phelp Street London

2 Sondes Street London Southwark

100 Gayhurst Hopwood Road London	Se17working C I C 285 - 287 Albany Road London
38 Gayhurst Hopwood Road London	Flat 41 Arments Court 392 Albany Road
14 St Peters House Elizabeth Estate Queens Row London	47 St Peters House Elizabeth Estate Queens Row London
23 St Marks House Elizabeth Estate Phelp Street London	46 St Peters House Elizabeth Estate Queens Row London
St Matthews House Elizabeth Estate Phelp Street London	Flat 2 Pie House 7-9 Westmoreland Road
3 St Marks House Elizabeth Estate Phelp Street London	28 Phelp Street London Southwark
4 St Peters House Elizabeth Estate Queens Row London	158 Gayhurst Hopwood Road London
94 Gayhurst Hopwood Road London	36 Gayhurst Hopwood Road London
91 Gayhurst Hopwood Road London	22 Gayhurst Hopwood Road London
51 Gayhurst Hopwood Road London	47 Gayhurst Hopwood Road London
Flat B 5 Westmoreland Road London	21 Gayhurst Hopwood Road London
Apartment 7 34 Queens Row London	Flat 50 Roffo Court Boyson Road
Strathcona House Horsley Street London	Flat 51 Hitard Court Red Lion Close
Baillie House Horsley Street London	Flat 10 Hitard Court Boyson Road
Gayhurst Hopwood Road London	127 Gayhurst Hopwood Road London
3 St Matthews House Elizabeth Estate Phelp Street London	81 Gayhurst Hopwood Road London
Flat 3 St Edmund House Horsley Street	Flat 48 Arments Court 392 Albany Road
36 St Peters House Elizabeth Estate Queens Row London	32 Phelp Street London Southwark
1 St Matthews House Elizabeth Estate Phelp Street London	11 Gayhurst Hopwood Road London
Flat 1 St Edmund House Horsley Street	13A Westmoreland Road London Southwark
6 St Peters House Elizabeth Estate Queens Row London	28 St Peters House Elizabeth Estate Queens Row London
Flat Above 29 Westmoreland Road London	Flat 4 41 Queens Row London
Street Record Horsley Street London	6 St Marks House Elizabeth Estate Phelp Street London
Michael Faraday Primary School Portland Street London	59 St Peters House Elizabeth Estate Queens Row London
	Flat 38 Arments Court 392 Albany Road
	7-9 Westmoreland Road London Southwark
	Kart Track 285-287 Albany Road London

31B Westmoreland Road London Southwark

Flat 13 Roffo Court Boyson Road Roffo Court Boyson Road London

42 Queens Row London Southwark

Flat 38 Hitard Court Red Lion Close

Flat 33 Roffo Court Boyson Road

Flat 11 Roffo Court Boyson Road

Flat 74 Roffo Court Bradenham Close

Flat 22 Roffo Court Boyson Road

Flat 8 Roffo Court Boyson Road

Flint Hire And Supply Ltd Queens Row London

Flat 52 Roffo Court Boyson Road

Flat 47 Roffo Court Boyson Road

Flat 41 Roffo Court Boyson Road

Flat 44 Roffo Court Boyson Road

Flat 5 Roffo Court Red Lion Row

Flat 61 Roffo Court Boyson Road

52 St Peters House Elizabeth Estate Queens Row London

19 St Peters House Elizabeth Estate Queens Row London

9 St Marks House Elizabeth Estate Phelp Street London

26 St Matthews House Elizabeth Estate Phelp Street London

14 St Marks House Elizabeth Estate Phelp Street London

13 St Matthews House Elizabeth Estate Phelp Street London

Ellison House Albany Road London

15 Hambledon Villa Street London

11 Hambledon Villa Street London

Flat 4 Pie House 7-9 Westmoreland Road

4 St Stephens House Elizabeth Estate Phelp Street London

First Floor And Second Floor Flat 21 Westmoreland Road London

17B Westmoreland Road London Southwark

Flat 28 Arklow House Albany Road

Aycliffe House Portland Street London

6 Hambledon Villa Street London

St Stephens House Elizabeth Estate Phelp Street London

25 St Peters House Elizabeth Estate Queens Row London

25 St Marks House Elizabeth Estate Phelp Street London

41 Silverthorne Lofts 400 Albany Road London

Street Record Sondes Street London

STREET RECORD Slater Street London

Flat 107 Roffo Court Boundary Lane

3 Phelp Street London Southwark

61 Gayhurst Hopwood Road London

St Edmund House Horsley Street London

48 Gayhurst Hopwood Road London

26 St Peters House Elizabeth Estate Queens Row London

Flat 76 Roffo Court Boundary Lane

22 St Matthews House Elizabeth Estate Phelp Street London

2 Silverthorne Lofts 400 Albany Road London

Flat 46 Arments Court 392 Albany Road

Flat 3 13A Westmoreland Road London

10 St Stephens House Elizabeth Estate Phelp Street London

26 St Marks House Elizabeth Estate
Phelp Street London

Flat 4 St Edmund House Horsley Street

1 St Marks House Elizabeth Estate Phelp
Street London

Flat 3 Pie House 7-9 Westmoreland Road

Site Huts 33 Westmoreland Road London

Flat C 5 Westmoreland Road London

Flat D 5 Westmoreland Road London

Flat 16 Arklow House Albany Road

Flat 5 41 Queens Row London

15 St Stephens House Elizabeth Estate
Phelp Street London

54 St Peters House Elizabeth Estate
Queens Row London

Flat 2 402 Albany Road London

54 Gayhurst Hopwood Road London

Flat 15 Totters Court 10 Westmoreland
Road

St Peters House Elizabeth Estate Queens
Row London

17 St Marks House Elizabeth Estate
Phelp Street London

Prince Littler Productions Ltd Queens
Row London

19 St Marks House Elizabeth Estate
Phelp Street London

33 St Peters House Elizabeth Estate
Queens Row London

12 St Stephens House Elizabeth Estate
Phelp Street London

Flat 55 Wallington Court 6 Harcourt Street

Flat 80 Wallington Court 6 Harcourt Street

Flat 89 Wallington Court 6 Harcourt Street

14 Hambleton Villa Street London

8 Hambleton Villa Street London

17 Hambleton Villa Street London

6 Aycliffe House Portland Street London

4 Aycliffe House Portland Street London

1A Portland Street London Southwark

57 St Peters House Elizabeth Estate
Queens Row London

55 St Peters House Elizabeth Estate
Queens Row London

Flat A 1 Westmoreland Road London

Flat B 1 Westmoreland Road London

Flat 6 41 Queens Row London

Flat 3 41 Queens Row London

41 Queens Row London Southwark

Flat 44 Arments Court 392 Albany Road

Flat 50 Arments Court 392 Albany Road

Flat 34 Arments Court 392 Albany Road

Flat 18 Arments Court 392 Albany Road

Flat 10 Arments Court 392 Albany Road

Totters Court 10 Westmoreland Road
London

6 Westmoreland Road London
Southwark

Flat 45 Arments Court 392 Albany Road

Flat 28 Arments Court 392 Albany Road

Transformer Chamber Hopwood Road
London

2 Bradenham Close London Southwark

Flat 5 40 Horsley Street London

40 Horsley Street London Southwark

Flat 3 40 Horsley Street London

Flat 1 40 Horsley Street London

97 Gayhurst Hopwood Road London

145 Gayhurst Hopwood Road London

21 Portland Street London Southwark

39 St Peters House Elizabeth Estate Queens Row London	Flat 52 Langley Court 11 Bradenham Close
8 Phelp Street London Southwark	Flat 45 Langley Court 11 Bradenham Close
114 Gayhurst Hopwood Road London	Flat 35 Langley Court 1 Bradenham Close
11 St Peters House Elizabeth Estate Queens Row London	Flat 22 Langley Court 1 Bradenham Close
18 Phelp Street London Southwark	Flat 11 Langley Court 1 Bradenham Close
22 St Stephens House Elizabeth Estate Phelp Street London	Flat 7 Langley Court 1 Bradenham Close
Flat 16 Arments Court 392 Albany Road	Flat 3 Langley Court 1 Bradenham Close
Flat 5 Arments Court 392 Albany Road	Flat 2 Langley Court 1 Bradenham Close
Flat 2 Arments Court 392 Albany Road	9 Bradenham Close London Southwark
Flat 52 Hitard Court Red Lion Close	Flat 113 Wallington Court 19 Bradenham Close
Flat 49 Hitard Court Red Lion Close	Flat 92 Wallington Court 19 Bradenham Close
29 Silverthorne Lofts 400 Albany Road London	Office Wallington Court 48A Westmoreland Road London
11 Silverthorne Lofts 400 Albany Road London	Flat 6 Wallington Court 48 Westmoreland Road
Flat 131 Roffo Court Boundary Lane	Flat 10 Wallington Court 48 Westmoreland Road
Flat 92 Roffo Court Boundary Lane	Flat 12 Wallington Court 48 Westmoreland Road
Flat 89 Roffo Court Boundary Lane	Flat 30 Wallington Court 48 Westmoreland Road
83 Gayhurst Hopwood Road London	Flat 44 Wallington Court 48 Westmoreland Road
142 Gayhurst Hopwood Road London	Community Centre 50 Westmoreland Road London
139 Gayhurst Hopwood Road London	Flat 4 402 Albany Road London
4 Harcourt Street London Southwark	125 Gayhurst Hopwood Road London
2 Harcourt Street London Southwark	22 Sondes Street London Southwark
4 Cherrill Street London Southwark	15 Phelp Street London Southwark
62 Westmoreland Road London Southwark	37 St Peters House Elizabeth Estate Queens Row London
54 Westmoreland Road London Southwark	24 St Matthews House Elizabeth Estate Phelp Street London
Flat 7 Amodio Court 52 Westmoreland Road	
Flat 60 Langley Court 11 Bradenham Close	

Flat 4 33 Westmoreland Road London	59 Westmoreland Road London Southwark
4 Silverthorne Lofts 400 Albany Road London	47 Westmoreland Road London Southwark
Flat 29 Hitard Court Red Lion Close	27 Westmoreland Road London Southwark
Flat 9 Hitard Court Boyson Road	4 Strathcona House Horsley Street London
Flat 17 Hitard Court Boyson Road	1 Strathcona House Horsley Street London
12 St Peters House Elizabeth Estate Queens Row London	27 Phelp Street London Southwark
Flat 112 Roffo Court Boundary Lane	23 St Peters House Elizabeth Estate Queens Row London
28 Gayhurst Hopwood Road London	Flat 8 Lady Margaret House Elizabeth Estate Queens Row
27 St Peters House Elizabeth Estate Queens Row London	34 Queens Row London Southwark
Flat 1 41 Queens Row London	Flat 9 Arments Court 392 Albany Road
20 St Matthews House Elizabeth Estate Phelp Street London	Flat 65 Roffo Court Boyson Road
29 St Peters House Elizabeth Estate Queens Row London	Flat 51 Roffo Court Boyson Road
4 Baillie House Horsley Street London	Flat 35 Roffo Court Boyson Road
124 Gayhurst Hopwood Road London	Flat 1 31A Westmoreland Road London
122 Gayhurst Hopwood Road London	Flat 5 33 Westmoreland Road London
119 Gayhurst Hopwood Road London	Flat 73 Roffo Court Bradenham Close
112 Gayhurst Hopwood Road London	Flat 122 Roffo Court Boundary Lane
75 Gayhurst Hopwood Road London	Flat 85 Roffo Court Boundary Lane
153 Gayhurst Hopwood Road London	Flat 77 Roffo Court Boundary Lane
147 Gayhurst Hopwood Road London	Flat 7 Totters Court 10 Westmoreland Road
9 Gayhurst Hopwood Road London	Flat 40 Hitard Court Red Lion Close
55 Gayhurst Hopwood Road London	Flat 31 Hitard Court Red Lion Close
40 Gayhurst Hopwood Road London	Flat 26 Hitard Court Red Lion Close
7 St Stephens House Elizabeth Estate Phelp Street London	Hitard Court Boyson Road London
30 Phelp Street London Southwark	17 Silverthorne Lofts 400 Albany Road London
19 Portland Street London Southwark	
13 Portland Street London Southwark	

14 Silverthorne Lofts 400 Albany Road London	Flat 35 Arments Court 392 Albany Road
Flat 71 Wallington Court 6 Harcourt Street	Flat 24 Arments Court 392 Albany Road
Flat 76 Wallington Court 6 Harcourt Street	Apartment 4 34 Queens Row London
Flat 90 Wallington Court 6 Harcourt Street	Flat 8 402 Albany Road London
9 Harcourt Street London Southwark	Street Record Hopwood Road London
22 Cherrill Street London Southwark	Flat 65 Langley Court 11 Bradenham Close
20 Cherrill Street London Southwark	Flat 58 Langley Court 11 Bradenham Close
16 Cherrill Street London Southwark	Flat 48 Langley Court 11 Bradenham Close
60 Westmoreland Road London Southwark	Flat 30 Langley Court 1 Bradenham Close
56 Westmoreland Road London Southwark	Flat 6 Langley Court 1 Bradenham Close
Flat 2 Amodio Court 52 Westmoreland Road	Flat 109 Wallington Court 19 Bradenham Close
Amodio Court 52 Westmoreland Road London	Flat 103 Wallington Court 19 Bradenham Close
Flat 175 Bradenham Boyson Road	Flat 98 Wallington Court 19 Bradenham Close
31 Westmoreland Road London Southwark	Wallington Court 19 Bradenham Close London
10 Gayhurst Hopwood Road London	Flat 3 Wallington Court 48 Westmoreland Road
7 Gayhurst Hopwood Road London	Flat 4 Wallington Court 48 Westmoreland Road
6 Gayhurst Hopwood Road London	Flat 5 Wallington Court 48 Westmoreland Road
57 Gayhurst Hopwood Road London	Flat 7 Wallington Court 48 Westmoreland Road
15 Portland Street London Southwark	Flat 14 Wallington Court 48 Westmoreland Road
35 Gayhurst Hopwood Road London	Flat 15 Wallington Court 48 Westmoreland Road
42 St Peters House Elizabeth Estate Queens Row London	Flat 19 Wallington Court 48 Westmoreland Road
31 St Peters House Elizabeth Estate Queens Row London	39 Queens Row London Southwark
120 Gayhurst Hopwood Road London	
Flat 9 Lady Margaret House Elizabeth Estate Queens Row	
1D Horsley Street London Southwark	
Flat 43 Arments Court 392 Albany Road	

Flat 28 Wallington Court 48 Westmoreland Road	20 St Stephens House Elizabeth Estate Phelp Street London
Flat 40 Wallington Court 48 Westmoreland Road	93 Gayhurst Hopwood Road London
Flat 23 Roffo Court Boyson Road	118 Gayhurst Hopwood Road London
Flat 2 Totters Court 10 Westmoreland Road	59 Gayhurst Hopwood Road London
Flat 2 St Edmund House Horsley Street 61A Gayhurst Hopwood Road London	56 Gayhurst Hopwood Road London
6 Sondes Street London Southwark	39 Gayhurst Hopwood Road London
62 Gayhurst Hopwood Road London	Street Record Red Lion Close London
154 Gayhurst Hopwood Road London	Flat 27 Roffo Court Boyson Road
Flat 5 St Edmund House Horsley Street 3 Gayhurst Hopwood Road London	Flat 24 Roffo Court Boyson Road
148 Gayhurst Hopwood Road London	Flat 123 Roffo Court Boundary Lane
4 Gayhurst Hopwood Road London	Flat 104 Roffo Court Boundary Lane
144 Gayhurst Hopwood Road London	Flat 69 Roffo Court Boyson Road
117 Gayhurst Hopwood Road London	Flat 55 Roffo Court Boyson Road
16 St Peters House Elizabeth Estate Queens Row London	18 St Marks House Elizabeth Estate Phelp Street London
1 Phelp Street London Southwark	29 St Matthews House Elizabeth Estate Phelp Street London
Flat 30 Arments Court 392 Albany Road	16 St Marks House Elizabeth Estate Phelp Street London
36 Boundary Lane London Southwark	15 St Marks House Elizabeth Estate Phelp Street London
21 Silverthorne Lofts 400 Albany Road London	60 St Peters House Elizabeth Estate Queens Row London
7 Silverthorne Lofts 400 Albany Road London	98 Gayhurst Hopwood Road London
Silverthorne Lofts 400 Albany Road London	90 Gayhurst Hopwood Road London
Flat 7 33 Westmoreland Road London	89 Gayhurst Hopwood Road London
Flat 94 Roffo Court Boundary Lane	87 Gayhurst Hopwood Road London
Flat 10 Totters Court 10 Westmoreland Road	136 Gayhurst Hopwood Road London
Flat 8 Totters Court 10 Westmoreland Road	116 Gayhurst Hopwood Road London
	106 Gayhurst Hopwood Road London
	79 Gayhurst Hopwood Road London
	76 Gayhurst Hopwood Road London
	73 Gayhurst Hopwood Road London

156 Gayhurst Hopwood Road London	23 Gayhurst Hopwood Road London
149 Gayhurst Hopwood Road London	17 Gayhurst Hopwood Road London
60 Gayhurst Hopwood Road London	6 St Stephens House Elizabeth Estate Phelp Street London
58 Gayhurst Hopwood Road London	4 St Matthews House Elizabeth Estate Phelp Street London
29 Gayhurst Hopwood Road London	17 St Matthews House Elizabeth Estate Phelp Street London
25 Gayhurst Hopwood Road London	16 Phelp Street London Southwark
20 Gayhurst Hopwood Road London	53 Westmoreland Road London Southwark
5 Hambledon Villa Street London	3 Westmoreland Road London Southwark
13 St Stephens House Elizabeth Estate Phelp Street London	9 St Peters House Elizabeth Estate Queens Row London
6 St Matthews House Elizabeth Estate Phelp Street London	3 St Peters House Elizabeth Estate Queens Row London
14 St Matthews House Elizabeth Estate Phelp Street London	Flat 5 Lady Margaret House Elizabeth Estate Queens Row
7 Phelp Street London Southwark	Flat 1 Lady Margaret House Elizabeth Estate Queens Row
6 Phelp Street London Southwark	Flat 6 Arments Court 392 Albany Road
14 Phelp Street London Southwark	Flat 4 Arments Court 392 Albany Road
13 Phelp Street London Southwark	38 Boundary Lane London Southwark
3 Aycliffe House Portland Street London	34 Boundary Lane London Southwark
Flat A 42 Queens Row London	2 John Crane Street London Southwark
58 St Peters House Elizabeth Estate Queens Row London	Flat 63 Roffo Court Boyson Road
37 Queens Row London Southwark	Flat 60 Roffo Court Boyson Road
8 Sondes Street London Southwark	Flat 43 Roffo Court Boyson Road
4 Sondes Street London Southwark	Flat 3 33 Westmoreland Road London
25 Westmoreland Road London Southwark	Flat 28 Roffo Court Boyson Road
2 Baillie House Horsley Street London	Flat 20 Roffo Court Boyson Road
Flat 3 Lady Margaret House Elizabeth Estate Queens Row	Flat 124 Roffo Court Boundary Lane
Apartment 2 34 Queens Row London	Flat 119 Roffo Court Boundary Lane
Flat 2 41 Queens Row London	Flat 109 Roffo Court Boundary Lane
Flat 49 Arments Court 392 Albany Road	
Flat 37 Arments Court 392 Albany Road	

Flat 105 Roffo Court Boundary Lane	Flat 15 Roffo Court Boyson Road
Flat 80 Roffo Court Boundary Lane	Flat 75 Roffo Court Bradenham Close
Flat 6 Totters Court 10 Westmoreland Road	Roffo Court Bradenham Close London
Flat 7 402 Albany Road London	Flat 95 Roffo Court Boundary Lane
Flat 50 Hitard Court Red Lion Close	Flat 87 Roffo Court Boundary Lane
Flat 28 Hitard Court Red Lion Close	Flat 82 Roffo Court Boundary Lane
Flat 21 Hitard Court Boyson Road	Flat 12 Totters Court 10 Westmoreland Road
Flat 13 Hitard Court Boyson Road	Flat 12 402 Albany Road London
28 Silverthorne Lofts 400 Albany Road London	Flat 9 402 Albany Road London
22 Silverthorne Lofts 400 Albany Road London	Flat 1 402 Albany Road London
Flat 59 Wallington Court 6 Harcourt Street	39 Silverthorne Lofts 400 Albany Road London
Flat 61 Wallington Court 6 Harcourt Street	37 Silverthorne Lofts 400 Albany Road London
Flat 64 Wallington Court 6 Harcourt Street	Flat 3 Hitard Court Red Lion Row
Flat 70 Wallington Court 6 Harcourt Street	Advertising Right Bus Shelter 01280406 Side Of 2 Bradenham Close Albany Road London
Flat 79 Wallington Court 6 Harcourt Street	Flat 43 Hitard Court Red Lion Close
Flat 84 Wallington Court 6 Harcourt Street	Flat 14 Hitard Court Boyson Road
2 Mann Street London Southwark	Burgess Adventure Playground 285-287 Albany Road London
Flat 54 Langley Court 11 Bradenham Close	Street Record Portland Street London
Flat 46 Langley Court 11 Bradenham Close	19 Silverthorne Lofts 400 Albany Road London
Flat 29 Langley Court 1 Bradenham Close	6 Silverthorne Lofts 400 Albany Road London
Flat 24 Langley Court 1 Bradenham Close	1 Silverthorne Lofts 400 Albany Road London
Flat 23 Langley Court 1 Bradenham Close	Flat 69 Wallington Court 6 Harcourt Street
Flat 13 Arments Court 392 Albany Road	Flat 73 Wallington Court 6 Harcourt Street
Flat 62 Roffo Court Boyson Road	Flat 85 Wallington Court 6 Harcourt Street
Flat 56 Roffo Court Boyson Road	7 Harcourt Street London Southwark
Flat 53 Roffo Court Boyson Road	386 Albany Road London Southwark
Flat 40 Roffo Court Boyson Road	
Flat 38 Roffo Court Boyson Road	
Flat 32 Roffo Court Boyson Road	

24 Cherrill Street London Southwark	5 Bradenham Close London Southwark
6 Cherrill Street London Southwark	Flat 105 Wallington Court 19 Bradenham Close
68 Westmoreland Road London Southwark	Flat 95 Wallington Court 19 Bradenham Close
66 Westmoreland Road London Southwark	Flat 1 Wallington Court 48 Westmoreland Road
58 Westmoreland Road London Southwark	Flat 24 Wallington Court 48 Westmoreland Road
Flat 6 Amodio Court 52 Westmoreland Road	Flat 37 Wallington Court 48 Westmoreland Road
Flat 4 Amodio Court 52 Westmoreland Road	Flat 43 Wallington Court 48 Westmoreland Road
Flat 64 Langley Court 11 Bradenham Close	Flat 46 Wallington Court 48 Westmoreland Road
Flat 63 Langley Court 11 Bradenham Close	Flat 49 Wallington Court 48 Westmoreland Road
Flat 43 Langley Court 11 Bradenham Close	Flat 54 Wallington Court 48 Westmoreland Road
Flat 42 Langley Court 11 Bradenham Close	Wallington Court 48 Westmoreland Road London
Flat 41 Langley Court 11 Bradenham Close	Flat 59 Roffo Court Boyson Road
Flat 38 Langley Court 1 Bradenham Close	Flat 5 Hitard Court Boyson Road
Flat 34 Langley Court 1 Bradenham Close	Apartment 5 34 Queens Row London
Flat 33 Langley Court 1 Bradenham Close	50 St Peters House Elizabeth Estate Queens Row London
Flat 26 Langley Court 1 Bradenham Close	24 Gayhurst Hopwood Road London
Flat 19 Langley Court 1 Bradenham Close	Flat 27 Arments Court 392 Albany Road
Flat 18 Langley Court 1 Bradenham Close	Flat 7 St Edmund House Horsley Street
Flat 15 Langley Court 1 Bradenham Close	25 St Matthews House Elizabeth Estate Phelp Street London
Flat 12 Langley Court 1 Bradenham Close	18 St Matthews House Elizabeth Estate Phelp Street London
Flat 8 Langley Court 1 Bradenham Close	19 Hambledon Villa Street London
Flat 4 Langley Court 1 Bradenham Close	12 Sondes Street London Southwark
Flat 1 Langley Court 1 Bradenham Close	157 Gayhurst Hopwood Road London
13 Bradenham Close London Southwark	19 Gayhurst Hopwood Road London
Langley Court 11 Bradenham Close London	

285-287 Albany Road London Southwark	Flat 34 Wallington Court	48
85 Gayhurst Hopwood Road London	Westmoreland Road	
82 Gayhurst Hopwood Road London	Flat 41 Wallington Court	48
135 Gayhurst Hopwood Road London	Westmoreland Road	
111 Gayhurst Hopwood Road London	9 Portland Street London Southwark	
2 St Peters House Elizabeth Estate Queens Row London	390 Albany Road London Southwark	
34 Phelp Street London Southwark	Flat 3 Roffo Court Red Lion Row	
Flat 8 Arments Court 392 Albany Road	Flat 121 Roffo Court Boundary Lane	
24 Silverthorne Lofts 400 Albany Road London	31A Westmoreland Road London Southwark	
18 Silverthorne Lofts 400 Albany Road London	10 St Marks House Elizabeth Estate Phelp Street London	
16 Silverthorne Lofts 400 Albany Road London	72 Gayhurst Hopwood Road London	
Flat 129 Roffo Court Boundary Lane	Flat 108 Roffo Court Boundary Lane	
Flat 120 Roffo Court Boundary Lane	8 St Matthews House Elizabeth Estate Phelp Street London	
Flat 102 Roffo Court Boundary Lane	Flat 46 Roffo Court Boyson Road	
Flat 2 Roffo Court Red Lion Row	Flat 6 33 Westmoreland Road London	
Flat 72 Roffo Court Boyson Road	Flat 33 Hitard Court Red Lion Close	
Flat 17 Langley Court 1 Bradenham Close	107 Gayhurst Hopwood Road London	
3 Bradenham Close London Southwark	1 St Stephens House Elizabeth Estate Phelp Street London	
Flat 104 Wallington Court 19 Bradenham Close	56 St Peters House Elizabeth Estate Queens Row London	
Flat 99 Wallington Court 19 Bradenham Close	16 St Stephens House Elizabeth Estate Phelp Street London	
Flat 93 Wallington Court 19 Bradenham Close	11 St Stephens House Elizabeth Estate Phelp Street London	
Flat 2 Wallington Court 48 Westmoreland Road	108 Gayhurst Hopwood Road London	
Flat 8 Wallington Court 48 Westmoreland Road	13 Gayhurst Hopwood Road London	
Flat 16 Wallington Court	45 Gayhurst Hopwood Road London	48
Westmoreland Road	42 Gayhurst Hopwood Road London	
Flat 25 Wallington Court	23 Phelp Street London Southwark	48
Westmoreland Road	43 Westmoreland Road London Southwark	

132 Gayhurst Hopwood Road London	20 St Peters House Elizabeth Estate Queens Row London
123 Gayhurst Hopwood Road London	Flat 45 Roffo Court Boyson Road
21 St Peters House Elizabeth Estate Queens Row London	Street Record John Crane Street London
12 Phelp Street London Southwark	Flat 9 33 Westmoreland Road London
12 Westmoreland Road London Southwark	Flat 12 Roffo Court Boyson Road
96 Gayhurst Hopwood Road London	Flat 10 Roffo Court Boyson Road
95 Gayhurst Hopwood Road London	Flat 98 Roffo Court Boundary Lane
84 Gayhurst Hopwood Road London	Flat 14 Totters Court 10 Westmoreland Road
115 Gayhurst Hopwood Road London	Flat 10 402 Albany Road London
113 Gayhurst Hopwood Road London	Flat 48 Hitard Court Red Lion Close
110 Gayhurst Hopwood Road London	Flat 42 Hitard Court Red Lion Close
Flat 2 13A Westmoreland Road London	Flat 16 Hitard Court Boyson Road
64 Gayhurst Hopwood Road London	Flat 11 Hitard Court Boyson Road
53 Gayhurst Hopwood Road London	Flat 7 Hitard Court Boyson Road
52 Gayhurst Hopwood Road London	9 Silverthorne Lofts 400 Albany Road London
37 Gayhurst Hopwood Road London	3 Silverthorne Lofts 400 Albany Road London
15 Gayhurst Hopwood Road London	Flat 60 Wallington Court 6 Harcourt Street
27 St Matthews House Elizabeth Estate Phelp Street London	Flat 65 Wallington Court 6 Harcourt Street
36 Phelp Street London Southwark	Flat 67 Wallington Court 6 Harcourt Street
20 Phelp Street London Southwark	Flat 75 Wallington Court 6 Harcourt Street
2 Phelp Street London Southwark	Flat 77 Wallington Court 6 Harcourt Street
36 Queens Row London Southwark	Flat 81 Wallington Court 6 Harcourt Street
18 Sondes Street London Southwark	Flat 87 Wallington Court 6 Harcourt Street
21 Westmoreland Road London Southwark	8 Harcourt Street London Southwark
11 Westmoreland Road London Southwark	5 Harcourt Street London Southwark
21 Phelp Street London Southwark	3 Harcourt Street London Southwark
19 Phelp Street London Southwark	72 Westmoreland Road London Southwark
22 St Peters House Elizabeth Estate Queens Row London	Flat 7 Lady Margaret House Elizabeth Estate Queens Row

Flat 2 Lady Margaret House Elizabeth Estate Queens Row	21A Westmoreland Road London Southwark
5 St Stephens House Elizabeth Estate Phelp Street London	31 Gayhurst Hopwood Road London
Flat 32 Arments Court 392 Albany Road	26 Gayhurst Hopwood Road London
Flat 22 Arments Court 392 Albany Road	2 Gayhurst Hopwood Road London
Arments Court 392 Albany Road London	1 Gayhurst Hopwood Road London
Flat 2 Hitard Court Red Lion Row	2 Hambledon Villa Street London
Flat 41 Hitard Court Red Lion Close	1 Hambledon Villa Street London
26 Silverthorne Lofts 400 Albany Road London	19 St Matthews House Elizabeth Estate Phelp Street London
Flat 25 Hitard Court Red Lion Close	38 Phelp Street London Southwark
Flat 27 Hitard Court Red Lion Close	11 Portland Street London Southwark
Flat 36 Roffo Court Boyson Road	15A Westmoreland Road London Southwark
Flat 115 Roffo Court Boundary Lane	1B Horsley Street London Southwark
8 St Marks House Elizabeth Estate Phelp Street London	15 Westmoreland Road London Southwark
25 St Stephens House Elizabeth Estate Phelp Street London	2 Strathcona House Horsley Street London
24 St Stephens House Elizabeth Estate Phelp Street London	25 Phelp Street London Southwark
20 St Marks House Elizabeth Estate Phelp Street London	9 Phelp Street London Southwark
86 Gayhurst Hopwood Road London	32 St Peters House Elizabeth Estate Queens Row London
143 Gayhurst Hopwood Road London	15 St Peters House Elizabeth Estate Queens Row London
128 Gayhurst Hopwood Road London	32 Boundary Lane London Southwark
104 Gayhurst Hopwood Road London	Flat 42 Arments Court 392 Albany Road
Flat 1 13A Westmoreland Road London	Flat 39 Arments Court 392 Albany Road
70 Gayhurst Hopwood Road London	Flat 36 Arments Court 392 Albany Road
69 Gayhurst Hopwood Road London	64 Westmoreland Road London Southwark
67 Gayhurst Hopwood Road London	Flat 67 Langley Court 11 Bradenham Close
159 Gayhurst Hopwood Road London	Flat 55 Langley Court 11 Bradenham Close
152 Gayhurst Hopwood Road London	
43 Gayhurst Hopwood Road London	

Flat 53 Langley Court 11 Bradenham Close	Flat 36 Hitard Court Red Lion Close
Flat 50 Langley Court 11 Bradenham Close	Under 32 Latimer Westmoreland Road
Flat 39 Langley Court 1 Bradenham Close	Flat 58 Roffo Court Boyson Road
Flat 31 Langley Court 1 Bradenham Close	46 Gayhurst Hopwood Road London
Flat 25 Langley Court 1 Bradenham Close	18 St Stephens House Elizabeth Estate Phelp Street London
Flat 9 Langley Court 1 Bradenham Close	13 St Peters House Elizabeth Estate Queens Row London
Flat 107 Wallington Court 19 Bradenham Close	14 St Stephens House Elizabeth Estate Phelp Street London
Flat 11 Wallington Court 48 Westmoreland Road	7 St Peters House Elizabeth Estate Queens Row London
Flat 13 Wallington Court 48 Westmoreland Road	23 Silverthorne Lofts 400 Albany Road London
Flat 17 Wallington Court 48 Westmoreland Road	29 Westmoreland Road London Southwark
Flat 23 Wallington Court 48 Westmoreland Road	9 St Matthews House Elizabeth Estate Phelp Street London
Flat 31 Wallington Court 48 Westmoreland Road	21 St Matthews House Elizabeth Estate Phelp Street London
Flat 33 Wallington Court 48 Westmoreland Road	10 Hambledon Villa Street London
Flat 45 Wallington Court 48 Westmoreland Road	105 Gayhurst Hopwood Road London
Flat 53 Wallington Court 48 Westmoreland Road	74 Gayhurst Hopwood Road London
Flat A 5 Westmoreland Road London	68 Gayhurst Hopwood Road London
Flat 42 Roffo Court Boyson Road	65 Gayhurst Hopwood Road London
Flat 79 Roffo Court Boundary Lane	53 St Peters House Elizabeth Estate Queens Row London
140 Gayhurst Hopwood Road London	5 Portland Street London Southwark
11 St Marks House Elizabeth Estate Phelp Street London	32 Gayhurst Hopwood Road London
33 Silverthorne Lofts 400 Albany Road London	5 Phelp Street London Southwark
71 Gayhurst Hopwood Road London	30 St Peters House Elizabeth Estate Queens Row London
Flat 13 Totters Court 10 Westmoreland Road	Flat 31 Arments Court 392 Albany Road
	Flat 21 Arments Court 392 Albany Road
	Flat 15 Arments Court 392 Albany Road

Flat 4 Roffo Court Red Lion Row	Flat 86 Wallington Court 6 Harcourt Street
Flat 71 Roffo Court Boyson Road	Wallington Court 6 Harcourt Street London
Flat 68 Roffo Court Boyson Road	Amodio Court 52A Westmoreland Road London
Flat 31 Roffo Court Boyson Road	Flat 44 Langley Court 11 Bradenham Close
Flat 2 31A Westmoreland Road London	Flat 36 Langley Court 1 Bradenham Close
Flat 117 Roffo Court Boundary Lane	Flat 28 Langley Court 1 Bradenham Close
Flat 97 Roffo Court Boundary Lane	Flat 16 Langley Court 1 Bradenham Close
Flat 93 Roffo Court Boundary Lane	Flat 5 Langley Court 1 Bradenham Close
Flat 17 Totters Court 10 Westmoreland Road	Flat 112 Wallington Court 19 Bradenham Close
Flat 16 Totters Court 10 Westmoreland Road	Flat 106 Wallington Court 19 Bradenham Close
Flat 11 Totters Court 10 Westmoreland Road	Flat 101 Wallington Court 19 Bradenham Close
Flat 4 Totters Court 10 Westmoreland Road	49 Westmoreland Road London Southwark
Flat 13 402 Albany Road London	126 Gayhurst Hopwood Road London
Flat 45 Hitard Court Red Lion Close	9 St Stephens House Elizabeth Estate Phelp Street London
Flat 19 Hitard Court Boyson Road	Flat 19 Arments Court 392 Albany Road
31 Silverthorne Lofts 400 Albany Road London	Flat 1 Pie House 7-9 Westmoreland Road
30 Silverthorne Lofts 400 Albany Road London	Flat 14 Arments Court 392 Albany Road
27 Silverthorne Lofts 400 Albany Road London	Flat 11 402 Albany Road London
8 Silverthorne Lofts 400 Albany Road London	38 Silverthorne Lofts 400 Albany Road London
STREET RECORD Harcourt Street London	Flat 44 Hitard Court Red Lion Close
Flat 6 40 Horsley Street London	10 Silverthorne Lofts 400 Albany Road London
Flat 57 Wallington Court 6 Harcourt Street	Flat 20 Hitard Court Boyson Road
Flat 72 Wallington Court 6 Harcourt Street	Flat 15 Hitard Court Boyson Road
Flat 74 Wallington Court 6 Harcourt Street	Flat 126 Roffo Court Boundary Lane
Flat 78 Wallington Court 6 Harcourt Street	Flat 118 Roffo Court Boundary Lane
Flat 83 Wallington Court 6 Harcourt Street	

Flat 99 Roffo Court Boundary Lane	14 Sondes Street London Southwark
Flat 96 Roffo Court Boundary Lane	Flat 1 Roffo Court Red Lion Row
Flat 81 Roffo Court Boundary Lane	Flat 57 Roffo Court Boyson Road
Flat 3 Totters Court 10 Westmoreland Road	Flat 54 Roffo Court Boyson Road
21 St Marks House Elizabeth Estate Phelp Street London	Flat 37 Roffo Court Boyson Road
137 Gayhurst Hopwood Road London	Flat 8 33 Westmoreland Road London
155 Gayhurst Hopwood Road London	Flat 2 33 Westmoreland Road London
34 Gayhurst Hopwood Road London	Flat 25 Roffo Court Boyson Road
18 Gayhurst Hopwood Road London	Flat 7 Roffo Court Boyson Road
14 Gayhurst Hopwood Road London	Flat 106 Roffo Court Boundary Lane
2 Horsley Street London Southwark	Flat 96 Wallington Court 19 Bradenham Close
Flat 5 Amodio Court 52 Westmoreland Road	Flat 94 Wallington Court 19 Bradenham Close
11 Phelp Street London Southwark	Flat 22 Wallington Court 48 Westmoreland Road
7 Portland Street London Southwark	Flat 29 Wallington Court 48 Westmoreland Road
23 Portland Street London Southwark	Flat 35 Wallington Court 48 Westmoreland Road
19 St Stephens House Elizabeth Estate Phelp Street London	Flat 36 Wallington Court 48 Westmoreland Road
17A Westmoreland Road London Southwark	Flat 38 Wallington Court 48 Westmoreland Road
57 Westmoreland Road London Southwark	Flat 39 Wallington Court 48 Westmoreland Road
41 Westmoreland Road London Southwark	Flat 50 Wallington Court 48 Westmoreland Road
17 Westmoreland Road London Southwark	Flat 103 Roffo Court Boundary Lane
10 Sondes Street London Southwark	Flat 7 41 Queens Row London
Flat 6 Lady Margaret House Elizabeth Estate Queens Row	17 Portland Street London Southwark
Apartment 9 34 Queens Row London	4 Hambledon Villa Street London
Apartment 6 34 Queens Row London	35 Silverthorne Lofts 400 Albany Road London
Flat 3 Arments Court 392 Albany Road	8 St Stephens House Elizabeth Estate Phelp Street London
4 John Crane Street London Southwark	

1C Horsley Street London Southwark	Flat 91 Roffo Court Boundary Lane
15 St Matthews House Elizabeth Estate Phelp Street London	Flat 1 Totters Court 10 Westmoreland Road
13 Westmoreland Road London Southwark	Flat 1 Hitard Court Red Lion Row
2 St Stephens House Elizabeth Estate Phelp Street London	Flat 29 Roffo Court Boyson Road
28 St Matthews House Elizabeth Estate Phelp Street London	Flat 37 Hitard Court Red Lion Close
3 Hambledon Villa Street London	Flat 35 Hitard Court Red Lion Close
13 Hambledon Villa Street London	Hitard Court Red Lion Close London
77 Gayhurst Hopwood Road London	Flat 47 Hitard Court Red Lion Close
1 Baillie House Horsley Street London	Street Record Boyson Road London
88 Gayhurst Hopwood Road London	Arklow House Albany Road London
16 Gayhurst Hopwood Road London	15 Silverthorne Lofts 400 Albany Road London
Flat F 42 Queens Row London	5 Silverthorne Lofts 400 Albany Road London
35 St Peters House Elizabeth Estate Queens Row London	St Marks House Elizabeth Estate Phelp Street London
55 Westmoreland Road London Southwark	Latimer Westmoreland Road London
138 Gayhurst Hopwood Road London	Flat 66 Roffo Court Boyson Road
129 Gayhurst Hopwood Road London	Flat 64 Roffo Court Boyson Road
Flat 11 Arments Court 392 Albany Road	3 St Stephens House Elizabeth Estate Phelp Street London
3 John Crane Street London Southwark	34 St Peters House Elizabeth Estate Queens Row London
Apartment 1 34 Queens Row London	5 St Peters House Elizabeth Estate Queens Row London
Flat 5 402 Albany Road London	5 St Marks House Elizabeth Estate Phelp Street London
13 Silverthorne Lofts 400 Albany Road London	Flat 8 St Edmund House Horsley Street
Flat 23 Hitard Court Boyson Road	26 St Stephens House Elizabeth Estate Phelp Street London
Flat 12 Hitard Court Boyson Road	7 St Matthews House Elizabeth Estate Phelp Street London
Flat 4 Hitard Court Boyson Road	Flat 6 St Edmund House Horsley Street
Flat 19 Roffo Court Boyson Road	22 St Marks House Elizabeth Estate Phelp Street London
Flat 16 Roffo Court Boyson Road	
Flat 100 Roffo Court Boundary Lane	

12 St Marks House Elizabeth Estate Phelp Street London	45 Westmoreland Road London Southwark
99 Gayhurst Hopwood Road London	39 Westmoreland Road London Southwark
80 Gayhurst Hopwood Road London	
134 Gayhurst Hopwood Road London	35 Westmoreland Road London Southwark
130 Gayhurst Hopwood Road London	
121 Gayhurst Hopwood Road London	45 St Peters House Elizabeth Estate Queens Row London
103 Gayhurst Hopwood Road London	40 St Peters House Elizabeth Estate Queens Row London
66 Gayhurst Hopwood Road London	
50 Gayhurst Hopwood Road London	8 St Peters House Elizabeth Estate Queens Row London
5 Gayhurst Hopwood Road London	
49 Gayhurst Hopwood Road London	18 St Peters House Elizabeth Estate Queens Row London
41 Gayhurst Hopwood Road London	
23 Westmoreland Road London Southwark	1 St Peters House Elizabeth Estate Queens Row London
12 Gayhurst Hopwood Road London	Apartment 8 34 Queens Row London
7 Hambledon Villa Street London	Apartment 3 34 Queens Row London
23 St Matthews House Elizabeth Estate Phelp Street London	Flat 33 Arments Court 392 Albany Road
2 St Matthews House Elizabeth Estate Phelp Street London	Flat 25 Arments Court 392 Albany Road
24 Phelp Street London Southwark	Flat 17 Arments Court 392 Albany Road
10 Phelp Street London Southwark	Roffo Court Red Lion Row London
Flat E 42 Queens Row London	Flat 70 Roffo Court Boyson Road
Flat B 42 Queens Row London	Flat 49 Roffo Court Boyson Road
51 St Peters House Elizabeth Estate Queens Row London	Flat 48 Roffo Court Boyson Road
1 Portland Street London Southwark	Flat 3 31A Westmoreland Road London
1E Horsley Street London Southwark	Studio Ground Floor Rear Flat 31 Westmoreland Road London
20 Sondes Street London Southwark	Flat 26 Roffo Court Boyson Road
16 Sondes Street London Southwark	Flat 14 Roffo Court Boyson Road
51 Westmoreland Road London Southwark	Flat 9 Roffo Court Boyson Road
	Flat 114 Roffo Court Boundary Lane
	Flat 113 Roffo Court Boundary Lane
	Flat 6 402 Albany Road London
	402 Albany Road London Southwark

Southwark Resource Centre 10 Bradenham Close London	23 Bradenham Close London Southwark
Street Record Bradenham Close London	Flat 111 Wallington Court 19 Bradenham Close
Street Record Boundary Lane London	Flat 108 Wallington Court 19 Bradenham Close
Transformer Chamber Boundary Lane London	Flat 102 Wallington Court 19 Bradenham Close
36 Silverthorne Lofts 400 Albany Road London	Flat 100 Wallington Court 19 Bradenham Close
25 Silverthorne Lofts 400 Albany Road London	Flat 97 Wallington Court 19 Bradenham Close
11A Westmoreland Road London Southwark	Flat 18 Wallington Court 48 Westmoreland Road
Flat 2 40 Horsley Street London	Flat 20 Wallington Court 48 Westmoreland Road
Flat 58 Wallington Court 6 Harcourt Street	Flat 27 Wallington Court 48 Westmoreland Road
Flat 66 Wallington Court 6 Harcourt Street	Flat 32 Wallington Court 48 Westmoreland Road
Flat 82 Wallington Court 6 Harcourt Street	Flat 48 Wallington Court 48 Westmoreland Road
Flat 91 Wallington Court 6 Harcourt Street	Flat 51 Wallington Court 48 Westmoreland Road
1 Harcourt Street London Southwark	49 St Peters House Elizabeth Estate Queens Row London
388 Albany Road London Southwark	Flat 6 Roffo Court Boyson Road
14 Cherrill Street London Southwark	24 St Peters House Elizabeth Estate Queens Row London
10 Cherrill Street London Southwark	92 Gayhurst Hopwood Road London
8 Cherrill Street London Southwark	10 St Peters House Elizabeth Estate Queens Row London
Flat 1 Amodio Court 52 Westmoreland Road	17 St Stephens House Elizabeth Estate Phelp Street London
Flat 62 Langley Court 11 Bradenham Close	Flat 88 Roffo Court Boundary Lane
Flat 59 Langley Court 11 Bradenham Close	12 Silverthorne Lofts 400 Albany Road London
Flat 56 Langley Court 11 Bradenham Close	Flat 4 Lady Margaret House Elizabeth Estate Queens Row
Flat 32 Langley Court 1 Bradenham Close	
Flat 21 Langley Court 1 Bradenham Close	
Flat 10 Langley Court 1 Bradenham Close	
15 Bradenham Close London Southwark	
7 Bradenham Close London Southwark	

Flat 47 Arments Court 392 Albany Road	Flat 18 Totters Court 10 Westmoreland Road
Flat 39 Roffo Court Boyson Road	
24 St Marks House Elizabeth Estate Phelp Street London	Flat 5 Totters Court 10 Westmoreland Road
10 St Matthews House Elizabeth Estate Phelp Street London	44 St Peters House Elizabeth Estate Queens Row London
9 Hambledon Villa Street London	13 St Marks House Elizabeth Estate Phelp Street London
16 Hambledon Villa Street London	5A Westmoreland Road London Southwark
24 Sondes Street London Southwark	133 Gayhurst Hopwood Road London
102 Gayhurst Hopwood Road London	131 Gayhurst Hopwood Road London
160 Gayhurst Hopwood Road London	101 Gayhurst Hopwood Road London
151 Gayhurst Hopwood Road London	78 Gayhurst Hopwood Road London
27 Gayhurst Hopwood Road London	63 Gayhurst Hopwood Road London
Flat C 42 Queens Row London	161 Gayhurst Hopwood Road London
1 Westmoreland Road London Southwark	150 Gayhurst Hopwood Road London
23A Westmoreland Road London Southwark	146 Gayhurst Hopwood Road London
Flat 40 Arments Court 392 Albany Road	44 Gayhurst Hopwood Road London
Flat 46 Hitard Court Red Lion Close	33 Gayhurst Hopwood Road London
32 Silverthorne Lofts 400 Albany Road London	30 Gayhurst Hopwood Road London
First Floor Flat 21A Westmoreland Road London	20 Hambledon Villa Street London
Flat 1 33 Westmoreland Road London	12 Hambledon Villa Street London
Advertising Right Bus Shelter 01280412 By Arklow House Albany Road London	23 St Stephens House Elizabeth Estate Phelp Street London
Flat 6 Hitard Court Boyson Road	21 St Stephens House Elizabeth Estate Phelp Street London
Flat 30 Hitard Court Red Lion Close	4 Phelp Street London Southwark
Lady Margaret House Elizabeth Estate Queens Row London	26 Phelp Street London Southwark
Flat 110 Roffo Court Boundary Lane	3 Portland Street London Southwark
Flat 86 Roffo Court Boundary Lane	Flat D 42 Queens Row London
Flat 83 Roffo Court Boundary Lane	27A Westmoreland Road London Southwark
Flat 78 Roffo Court Boundary Lane	1F Horsley Street London Southwark

5 Westmoreland Road London Southwark	STREET RECORD Cherrill Street London
1A Horsley Street London Southwark	STREET RECORD Mann Street London
3 Baillie House Horsley Street London	Flat 4 40 Horsley Street London
17 St Peters House Elizabeth Estate Queens Row London	Flat 56 Wallington Court 6 Harcourt Street
Flat 1 Arments Court 392 Albany Road	Flat 62 Wallington Court 6 Harcourt Street
1 John Crane Street London Southwark	Flat 63 Wallington Court 6 Harcourt Street
Flat 29 Arments Court 392 Albany Road	Flat 68 Wallington Court 6 Harcourt Street
Flat 20 Arments Court 392 Albany Road	Flat 88 Wallington Court 6 Harcourt Street
Flat 12 Arments Court 392 Albany Road	18 Cherrill Street London Southwark
Flat 34 Roffo Court Boyson Road	2 Cherrill Street London Southwark
33 Westmoreland Road London Southwark	70 Westmoreland Road London Southwark
Flat 21 Roffo Court Boyson Road	Flat 3 Amodio Court 52 Westmoreland Road
Flat 17 Roffo Court Boyson Road	Flat 57 Langley Court 11 Bradenham Close
Flat 130 Roffo Court Boundary Lane	Flat 51 Langley Court 11 Bradenham Close
Flat 127 Roffo Court Boundary Lane	Flat 49 Langley Court 11 Bradenham Close
Flat 125 Roffo Court Boundary Lane	Flat 47 Langley Court 11 Bradenham Close
Flat 116 Roffo Court Boundary Lane	Flat 40 Langley Court 11 Bradenham Close
Flat 111 Roffo Court Boundary Lane	Flat 37 Langley Court 1 Bradenham Close
Flat 101 Roffo Court Boundary Lane	Flat 20 Langley Court 1 Bradenham Close
Flat 90 Roffo Court Boundary Lane	Flat 14 Langley Court 1 Bradenham Close
Flat 84 Roffo Court Boundary Lane	17 Bradenham Close London Southwark
Roffo Court Boundary Lane London	Langley Court 1 Bradenham Close London
Hitard Court Red Lion Row London	21 Bradenham Close London Southwark
Flat 34 Hitard Court Red Lion Close	Flat 110 Wallington Court 19 Bradenham Close
Flat 32 Hitard Court Red Lion Close	Flat 9 Wallington Court 48 Westmoreland Road
Flat 24 Hitard Court Boyson Road	
Flat 18 Hitard Court Boyson Road	
Flat 8 Hitard Court Boyson Road	
20 Silverthorne Lofts 400 Albany Road London	

Flat 21 Wallington Court 48 37 Westmoreland Road London
Westmoreland Road Southwark

Flat 42 Wallington Court 48 Chiltern House Portland Street London
Westmoreland Road

Flat 47 Wallington Court 48
Westmoreland Road

Flat 52 Wallington Court 48
Westmoreland Road

11 St Matthews House Elizabeth Estate
Phelp Street London

Flat 23 Arments Court 392 Albany Road
109 Gayhurst Hopwood Road London

Flat 39 Hitard Court Red Lion Close
61 Westmoreland Road London
Southwark

48 St Peters House Elizabeth Estate
Queens Row London

Flat 128 Roffo Court Boundary Lane
16 St Matthews House Elizabeth Estate
Phelp Street London

Flat 30 Roffo Court Boyson Road
Hambledon Villa Street London

Flat 3 402 Albany Road London
Flat 7 Arments Court 392 Albany Road

43 St Peters House Elizabeth Estate
Queens Row London

Flat 22 Hitard Court Boyson Road
17 Phelp Street London Southwark

19 Westmoreland Road London
Southwark

41 St Peters House Elizabeth Estate
Queens Row London

1 Aycliffe House Portland Street London
162 Gayhurst Hopwood Road London
8 Gayhurst Hopwood Road London

Consultation responses received

Internal services

Archaeology

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Section 106 Team

Transport Policy

Urban Forester

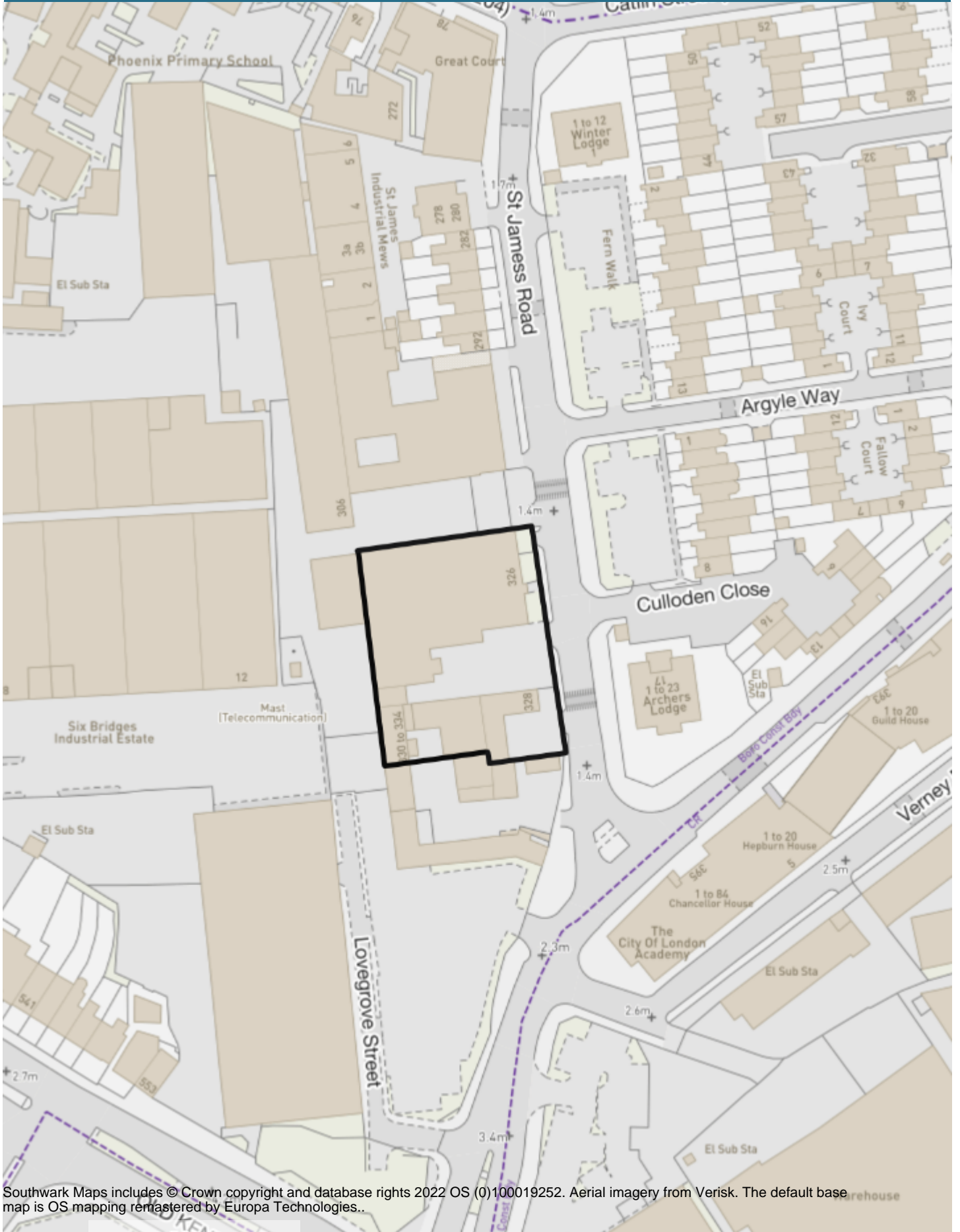
Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Saint Stephen's House London Se172PR



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Item No. 7.2	Classification: Open	Date: 19 December 2022	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 21/AP/1667 for: FULL PLANNING APPLICATION Address: 310-330 St James's Road, Southwark, SE1 5JX London Proposal: Retention of existing Live/work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings (7, 8 and 19 storeys with maximum AOD height of 62.27m) to provide new residential development and the provision of Class E(g)(iii) light industrial floorspace and Class E(g)(i) office floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.		
Ward(s) or groups affected:	Old Kent Road		
From:	Director of Planning and Growth		
Application Start Date	14 May 2021	Application Expiry Date	13 August 2021
Earliest Decision Date	Time extension: 30 April 2023		

RECOMMENDATIONS

1. That planning permission be granted, subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than the 30 April 2023.
2. In the event that the requirements of (1.) are not met by the 30 April 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 309 of this report.

EXECUTIVE SUMMARY

Residential:

Tenure	Studio	1-bed	2-bed	3-bed	4-bed	Total homes (Units)	Hab rooms	Hab rooms (%)
Proposed social rent	0	11	2	15	2	30	117	25.1%
Proposed Intermediate	0	10	9	0	0	19	47	10%

Market sale	8	25	55	16	0	104	303	64.9%
Total	8	46	66	31	2	153	467	100
Percentage	5.2	30.1	43.1	20.3	1.3			

**Affordable housing
(by hab room)
35.1%**

Commercial GIA:

Use Class	Existing	Proposed	Change +/-
Class E(g)(i) (offices / workspace)	285sqm	285sqm	0sqm
Class E(g)(iii) (light industrial)	398.5sqm	1,615sqm	+1,216.5sqm
B8 Storage and Distribution	1,261.5sqm	0sqm	-1,261.5sqm
Ancillary Community space	0sqm	33sqm	+33sqm

Environmental:

CO2 Savings beyond part L Building Regs	65% - Domestic element 51% - Non-domestic element
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	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.41	0.41
Surface water run off rates (1 in 100 year)	51.1 l/s	1.3 l/s	49.8 l/s
Green/Brown Roofs	0sqm	0sqm	+813sqm
Cycle parking spaces	0	255	+255

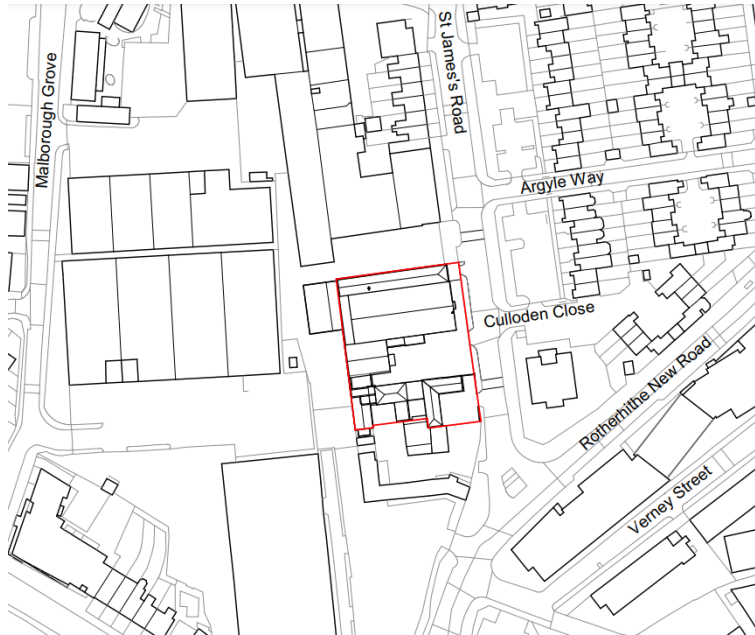
CIL and S106 (Or Unilateral Undertaking):

CIL net of relief (estimated)	£2,1521,135
MCIL net of relief (estimated)	£522,109
S106	£838,755

BACKGROUND INFORMATION

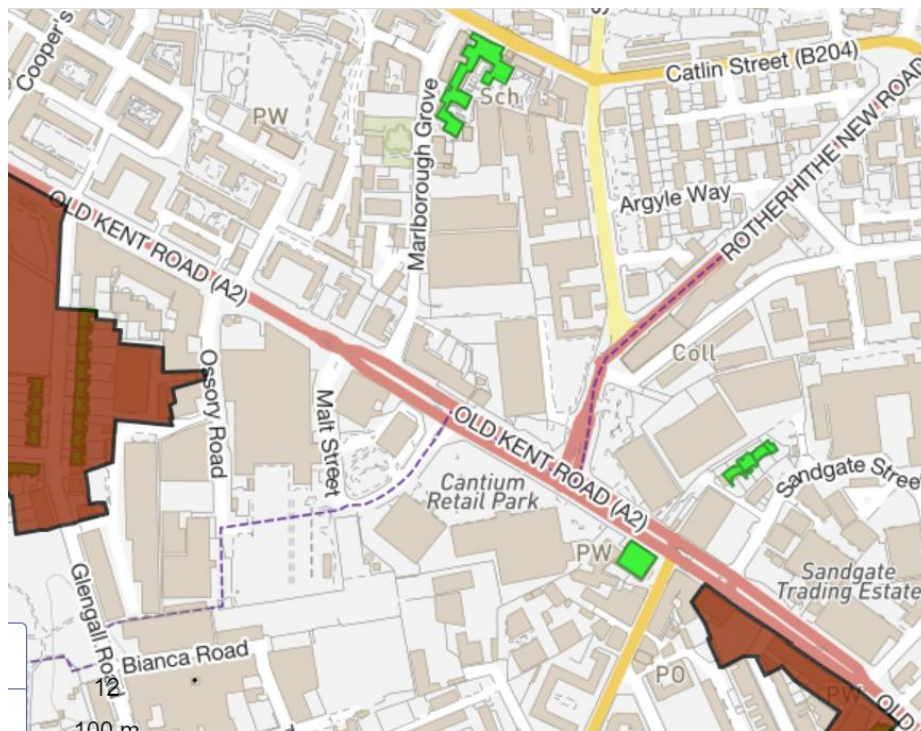
Site location and description

3. The site comprises a series of buildings that are in industrial use located on the western side of St James's Road. These buildings are as follows:
 - 310 - 326 St James's Road – the largest building on the site this is a two storey shed with storage and central parking yard. It was a former storage unit of a wholesale meat and poultry business and also includes a garage and smaller ancillary storage/office unit towards the rear.
 - 328 St James's Road – an L-shaped three storey building owned by Firetecnicos Systems set back from St James's Road frontage.
 - 330 St James's Road – Two to three storey building that houses artist studios, workshop space and a live/work. This building is accessed from the yard from the south of the site.
4. The site currently has two points of access with the primary access from St James's Road. The secondary access point is from the yard to the south of the site. This yard is accessed from St James's Road, and a right of way across this yard currently gives access to 330 St James's Road.
5. The area immediately surrounding the site (north, west and south) are predominantly industrial/commercial. There are residential uses on the eastern side of St James's Road and further west on Marlborough Grove.
6. The building immediately to the north is the Chevron Apartments, which has been granted planning permission subject to the completion of a s106 agreement to be extended up to seven storeys (ref. 19/AP/6395).
7. Six Bridges Industrial Estate is located immediately to the west of the site, and is occupied by large two-storey warehouses. To the south of the site is a cluster of two storey industrial buildings around a yard with vehicle access. On the opposite side of the street is the residential development around Culloden Close which is made up of predominantly two storey houses, and a four storey apartment block.

Image: Site Location

8. The site is not within a conservation area and the existing building is not listed. The building at No. 330 is however, identified as a building of architectural merit. The nearest conservation areas are Thorburn Square and Glengall Road, which are over 260m away. The nearest listed building is the Phoenix Primary School located to the north on Rolls Road, which is Grade II Listed. The mural depicting the history of the Old Kent Road, which is also close by on the Civic and Livesey Building, is Grade II listed, as are the nearby Canal Grove Cottages. These listed heritage assets are at least 123m from the site.

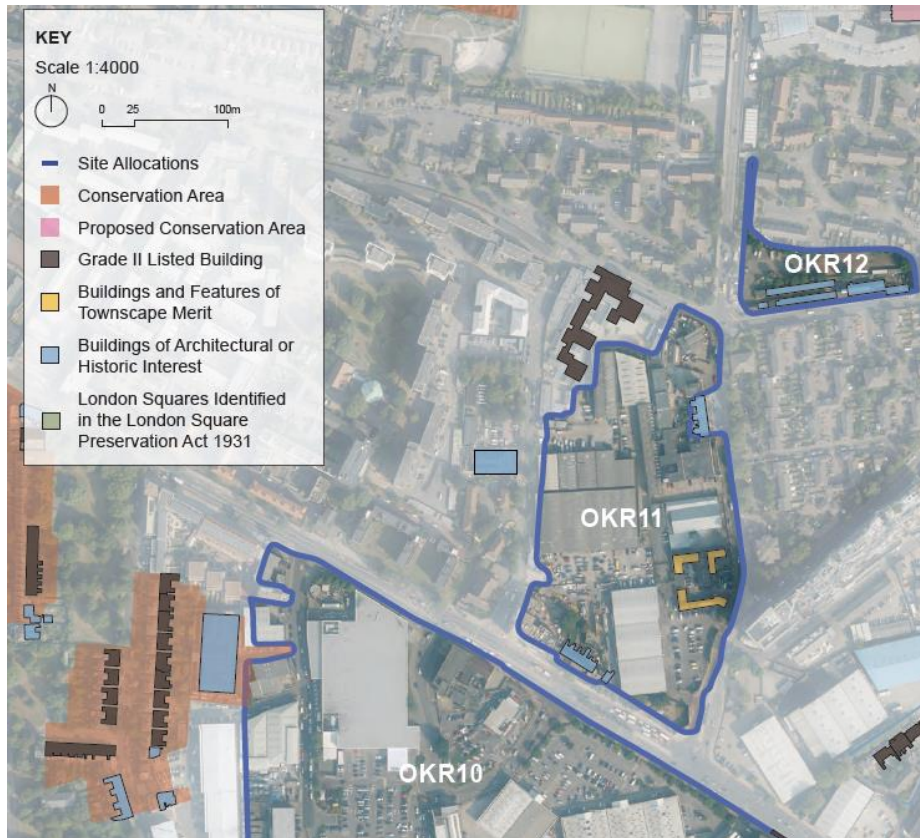
Image: Heritage assets



- Listed buildings (Southwark) Grade II
- Conservation areas

9. The site is within the Southwark Plan Site Allocation NSP67 Marlborough Grove and St James's Road. The subject site is located in the Old Kent Road Opportunity Area. It is within Sub Area 2, 'Cantium Retail Park and Marlborough Grove' and specifically proposal site OKR11 (Marlborough Road and St James's Road) in the Old Kent Road Area Action Plan (OKRAAP). Within this site allocation, the indicative capacity is for 1,200 new homes and over 740 new jobs. The site is within an Urban Density Zone and an Air Quality Management Area (AQMA). The site is located in Flood Zone 3 as identified by the Environment Agency. The site is designated as being within North Southwark and Roman Roads Archaeological Priority Area.

Map: Site allocation in Draft AAP



10. Transport for London's (TfL) Public Transport Accessibility Level (PTAL) provides a score of 1-6b to rate areas within London and their accessibility to public transport options. A score of 1 represents the lowest accessibility with 6b being the best locations of accessibility to public transport. The subject site is rated as 3 on the PTAL system indicating moderate accessibility to public transport.
11. The Bakerloo Line Extension (BLE) project continues to be developed by TfL, with detailed design work of both the tunnels and stations ongoing. Safeguarding still remains in place for the future provision of the BLE.

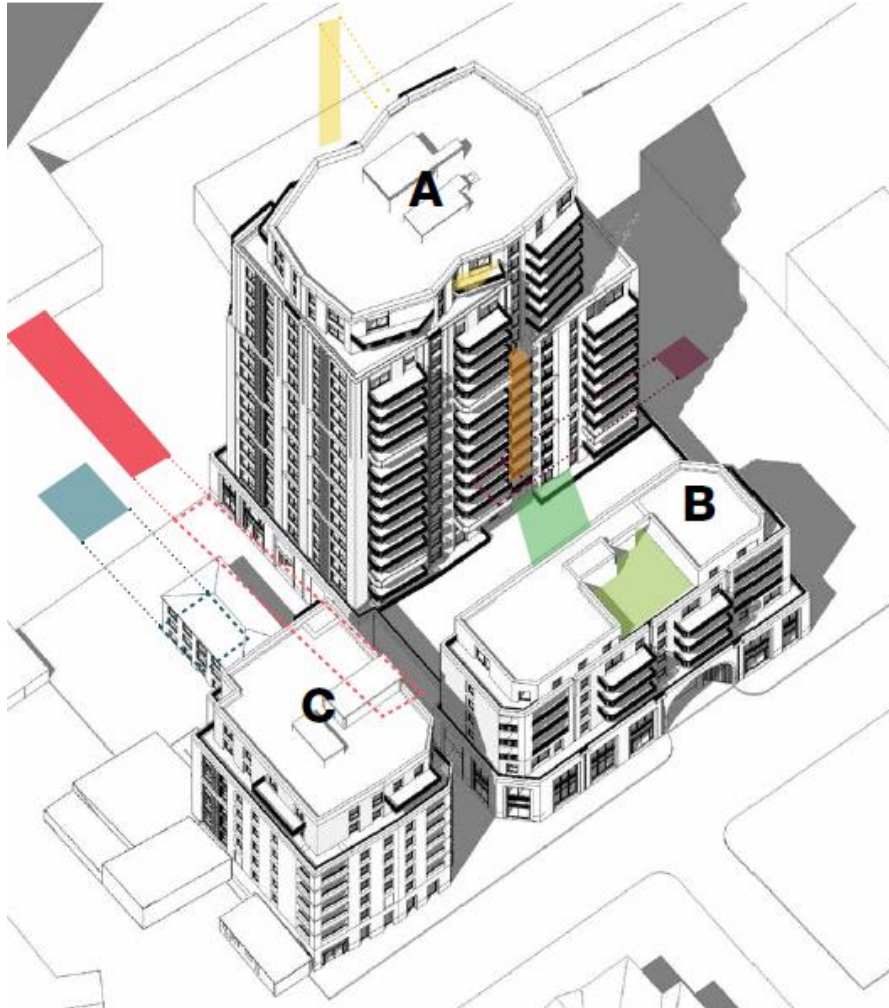
Details of proposal

12. Planning permission is sought for the demolition of the existing buildings on site and redevelopment for mixed use development providing 1,900sqm commercial Class E(g) use and 153 homes. The existing Roca building (330 St James's Road) would be retained, refurbished and remodelled to provide mixed commercial and a retained live/work unit.
13. In terms of the split in the commercial use, the development would provide:

Class use	Floor area (sqm)
Class E(g)(i) Office	285
Class E(g)(iii) Light industrial	1,615
Total	1,900

14. The total at 1,900sqm commercial space is slightly below the existing 1,945sqm. This is discussed in the assessment section below. 110sqm of plant space for the commercial use is proposed. 319sqm of internal servicing yard is proposed.
15. The applicant also proposes a community room (33sqm) and this would be for the residents use, but could also be opened up the general community.
16. The site would be split into two parts with a pedestrian route running across the site east to west from St James's Road and the Six Bridges Estate. The northern part of the site would be a podium block with two towers above and the southern part of the site would be a standalone 8 storey block. The retained Roca building would be to the south of the proposed pedestrian route.

Image: Block layout



Plan: Indicative Site plan



17. The podium block (also referred to as the Northern block in this report) would cover most of the site coverage and contain the majority of the residential units. The ground and mezzanine floors would provide the E(g)(iii) light industrial class floorspace, fronting both St James's Road and the new pedestrian route. Industrial uses are proposed along the east, north and west edges of the podium that is located on the north of the site. The two buildings sitting above the podium are 17 residential storeys (Block A) and 5 residential storeys (Block B). Access to the residential buildings would be along the pedestrian route. Building A would provide a mix of intermediate and private flats and Building B a mix of social rented and intermediate tenure units.
18. The basement level provides plant accommodation and is accessed from Building B's residential stair core for maintenance. The UKPN substation is located at ground floor, at the northeastern corner of the development, allowing for access directly from St James's Road. The majority of the remaining plant is located at basement level and roof level.
19. The Southern block (Block C) would also have Class E(g)(iii) use on the ground floor accessed off St James's Road. 7 storeys of residential floors providing social rented units would sit above this. The residential entrance to Building C and associated cycle and refuse store is also access off the newly created pedestrian route.

20. The retained Roca building would provide an E(g)(iii) class unit (35sqm) and a community room (33sqm) on the ground floor. The existing Live/work unit in the Roca building would be retained. The community space would be available for both residents of the development, the wider community and local businesses (local businesses would need to hire the space).
21. The new east-west route will create a new walking route through the site, allowing for future connectivity to Six Bridges Park when this is developed. Until then, the route will terminate at the western site boundary. 'Play along the way' is incorporated into the landscape, making this an active route for children, and seating areas are also provided. The scheme has been amended following discussions with the applicant and a new play area is proposed on the western end of the site adjacent to the Roca Building. This would be used for the new residents and open to the public.

Plan: Proposal within indicative AAP masterplan showing connecting to Six Bridges



22. A landscaped courtyard on the podium level will provide communal amenity space and playspace for all of the new homes. Access to this space will be from the first floor levels of buildings A and B, which would be accessed via the circulation cores. A smaller communal roof terrace is proposed on the top floors of Buildings B and C.
23. The scheme has also evolved to provide at least 10% of affordable workspace on the ground floor level, located in the northern block. The development is car-free, but provision of 5 disabled bays are proposed. Servicing and 5 disabled parking spaces are provided within the ground floor of the podium block, accessed from St James's Road.

24. The building will be finished in a range of bricks, with different colours and tones used to differentiate uses within the development, breaking the building in to smaller elements, each with a clear identity. The most widely used bricks reflect the predominance of London Stock brick in the area, but white and green glazed bricks are also proposed. Feature panels are proposed on each building to reinforce the unique identity of each part of the building.
25. In terms housing provision, there would be total of 153 homes proposed: 30 social rented units (117 habitable rooms), 19 intermediate units (47 habitable rooms) and 104 private (market) units. The existing Live/work unit in the Roca building would remain as it is but is not included in the net increase in housing provision in this instance.
26. The residential element of the scheme are located on the upper levels. The proposed mix of dwellings are:

	Number of units	Percentage (%)
Studios	8	5.2
1 bedroom unit	46	30.1
2 bedroom unit	66	43.1
3 bedroom unit	31	20.3
4 bedroom unit	2	1.3
Total	153	100

Revisions and amendments

27. Negotiations were undertaken following review of the application and comments made by consultees. Officers requested that the scheme not rely solely on the new pedestrian route to provide playspace. As such, the main amendment comprised the removal of the extension to the Roca building. This has been replaced by a separate play area/courtyard. Some of the playspace would also be provided on the roof of Building C and this has been amended by extending the lift and stair enclosure so that there is lift access to the roof (adding a railing to the inside of the parapet to give sufficient safety)
28. Amendments and clarifications were also sought to ensure the bricks are of high quality. Minor changes are proposed to the ground floor elevation to ensure high quality and tenure blind design. The building line of the building on the upper floors have also stepped further back. In line with the changes detailed above, revised documents regarding elevations, and floor plan drawings were submitted along with revision to various supporting documents..

Consultation responses from members of the public

29. This application was subject to two rounds of formal consultation. The first round was for the original scheme with the extension to the Roca Building (May 2021). A second round was undertaken following the submission of amended plans (September 2022).

30. At the time of writing, a total of 69 consultation responses had been received from members of the public and local businesses and organisations. Given that there were two rounds of consultation, some of these are from the same occupiers. 65 of the responses are against the proposed development.
31. Objections
The main issues raised by residents objecting to the proposed development (both original residential and amended commercial only) are set out below:
32. Land use - Loss of industrial land. Once one site is developed all of the other surroundings sites will also be redeveloped for residential uses forcing previous occupiers out of London.
33. Officers' response: The principle of land use has been explained in the main body of the report. The Class E(g) light industrial use would be compatible with the surrounding uses. There is a marginal loss of industrial space, but the density and jobs created would be increased. The internal servicing yard has not been included in the floorspace, but if it is then this would not lead to any loss. The quality of the space would also be improved. This area is identified for redevelopment with introduction of residential uses.
34. Height and massing – The development is too tall for this area and would not be in keeping with the area. It will be out of place and character to the local neighbourhood, as well as will be too imposing on all other lower-rise homes and gardens already in the area. It represents overdevelopment of the site. The scheme has been amended to increase the height of the building and the developers have not listened.
35. Officer response: As outlined above, the height does exceed the AAP strategy for tall buildings, but helps to provide that transition for the taller buildings coming forward in the site allocation. The applicant has made amendments to increase the height of the Building C only slightly to provide lift overrun to the communal roof terrace. This is not a significant increase in height.
36. Heritage – With no Environmental Impact Assessment, it does not demonstrate alternative options or mitigate effects on neighbouring heritage assets.
37. Officer response: The scheme would make improvements to the retained Roca building.
38. Overshadowing – The height of the buildings would mean overshadowing of gardens and neighbouring buildings. There would be loss of daylight and sunlight. The tall buildings will also overlook the courtyard of a nearby primary school.
39. Officer response: As discussed below in this report, the submitted analysis demonstrates that there would not be significant adverse impacts on the daylight and sunlight to neighbouring areas.

40. Impact on resident's amenity – There will be loss of privacy to neighbouring residents and businesses. Noise and disruption during the construction phase. Cumulative impact of this development and recently built developments impact on neighbours' livelihoods. Refuse collection from such massive building is a great concern and would create odour, noise, air concerns to Culloden Close. Glare on neighbouring residents.
41. Officer response: As discussed below in this report, mitigation measures would be in place to minimise adverse impact on neighbour's amenity. Construction impacts will be covered by the Construction Environmental Management Plan (CEMP) and would be reviewed by the council's Transport and Highways team and EPT. A condition on glare could be imposed to minimise impact.
42. Transport and traffic- The proposed development would lead to increase in traffic and pollution and the site is not close to an underground station. This would lead to increase in parking and congestion in the area. There are not enough busses at the moment to carry the commuters
43. Officer response: There would be less car trips to the site than the existing use (when it was occupied). The scheme is car-free and no new occupants would be eligible to apply for a parking permit. The delivery and servicing management plan would detail the servicing needs and operation. A contribution towards improving bus infrastructure would be secured.
44. Impact on existing businesses - The proposed use of 330 St James Rd as access to serve the development with vehicle and cycle parking is of serious concern to the residents of 330 St James Rd. This would in effect make that private courtyard a public thoroughfare with the associated issues of loss of privacy, concerns of security, bad parking causing disruption, pollution, damage to property and access for the businesses and emergency vehicles. With the expected footfall, there is also serious concerns about pedestrian safety especially with bin lorries reversing in such a space. There will be an impact from the building works on the existing businesses and unable to continue working in this location as it seems that access to the site will be via the shared yard, the destruction of existing property will disrupt business extensively. It would overshadow the business properties to the south and will consequently render them useless for the artistic community who occupy them effectively driving them from the area. Request that the daylight/sunlight implications be properly assessed. Question how construction can take place with adjoining buildings so close.
45. Officer response: This scheme has now been amended so that the yard behind the Roca building will no longer be used for servicing or access. This would now be a play area and would not rely on access from the shared yard. A Construction Logistics Plan (CLP) and a CEMP would plan the route and movement of any construction vehicles.
46. Infrastructure - strain on surrounding infrastructure and resources (health and schools). Limited bus network to support new residents. There should be provision of green spaces. The proposed play street and community room is inadequate for family's needs. The water pressure would be reduced.

47. Officer response: The development would be liable for Mayoral CIL and would make s106 contributions towards a cycle docking station and carbon offsetting projects.
48. Environment - the proposed flats will be out of scale for the area, in turn effect quality of life, and in particular increase environmental problems. It would create an area without sufficient natural ventilation for the surrounding residents. The local storm /drainage system would not be able to accommodate the further high-rise building development. It would have an impact on ecology.
49. Officer response: The submitted wind and microclimate report demonstrates no significant impact on pedestrian comfort with the mitigation measures proposed. The applicant has submitted a drainage strategy and the development proposes SUDS. The scheme would have an overall biodiversity gain.
50. Other – Lack of consultation. There should be consideration of planning consents granted in the neighbouring sites and how this this would all impact on neighbours. The development detracts greatly from with what is the updated proposal for site OKR11 Southwark Action Plan, 2020 edition. It would appear the developers have bought the strategic plots and overlooked the others leaving them to remain neglected and ignored. The high density would lead to increase in the spread of natural diseases. Fire risk would be elevated to an unacceptable levels taking into consideration of extreme difficulties in firefighting, ladder rescue and escape route for Culloden Close. All of these developments are not for local and young families with affordable living. The development should be marketed and restricted to UK citizens for ownership and a required owner/occupancy rate exceeding 75% or some other high threshold. Devalue neighbouring properties. Injunctable Right to Light.
51. Officer response: The applicant carried out online consultation due to COVID-19. The Local Planning Authority also carried out the statutory consultation. A fire strategy has been submitted. The scheme would provide policy compliant affordable housing. It is not possible to require a developer to market and sell only to UK citizens under the terms of the Planning Act. Right to Light issues are not material planning considerations.
52. Support
Four responses are supportive of the development and a summary of their responses are set out below:

This redevelopment will benefit the area by providing more housing where it is much needed. This could particularly benefit young people looking to find homes locally and families who are in unsuitable accommodation and need to move. As long as this is managed well, it could be a greatly advantageous to the community. The development would provide much needed affordable homes in this area. This part of Bermondsey is woefully underdeveloped. What that means is that low-density areas like this need to take on more density. The design looks like it responds to the history of the area and the building would be good landmark at the entrance to St James Road. It is good to see that the developer has considered

outdoor space for residents and is providing more industrial capacity than there already is, which will help local businesses stay in the area.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

53. The main issues to be considered in respect of this application are:
- The principle of the proposed development in terms of land use;
 - Provision of housing;
 - Housing mix and density;
 - Residential accommodation;
 - Outdoor amenity space, children's play space and public open space;
 - Affordable workspace;
 - Design, layout, tall building, heritage assets including views;
 - Public realm, landscaping and trees;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport;
 - Noise and vibration;
 - Sustainable development implications;
 - Ecology;
 - Air quality;
 - Archaeology;
 - Fire safety;
 - Water resources and flood risk;
 - Land contamination;
 - Equalities and human rights;
 - Statement of community involvement.

Legal context

54. 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.
55. 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.

Equalities

56. The Equality Act (2010) provides protection from discrimination for 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 considered this in the assessment of this 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.
57. 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 knew 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.
58. The Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units. The provision of communal amenity spaces to be shared by different tenures would also contribute to the potential for increased social cohesion.
59. There are a large number of existing black and ethnic minority 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.

Other equality impacts

60. Proposed enhancements to the streetscape on St James’s Road would prioritise the movement of pedestrians and promote “healthier, active lives” in accordance with draft Policy AAP 10 of the draft OKR AAP.
61. The proposed development would provide a mix of uses including residential, commercial unit, community room and play space. The homes, commercial 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. The proposed development would generate additional opportunities for local employment. Furthermore, the 10% Affordable Workspace proposed will be secured through the S106 Agreement.

62. 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.
63. The proposal includes the provision of new public realm and public play area, 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 would improve health and quality of life in addition to encouraging social integration and community cohesion.

Conclusion on equality impacts

64. The proposed development would not result in any adverse equality impacts in relation to the protected characteristics of religion or belief and race as a result of the proposed development incorporating improved commercial in E(g)(iii) Use Class as well as residential units. Notwithstanding that the development would result in a significant change to the site, Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Environmental impact assessment

65. 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 December 2020.
66. The request (Ref: 20/AP/3797) 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). It was considered that no significant likely effects were identified and accordingly the conclusion reached is that the proposed development would not be likely to have significant effects upon the environment by virtue of factors such as its nature, size or location. The proposed development is therefore not considered to constitute EIA development.

Principle of development in terms of land use

67. London Plan Policy SD1 encourages Opportunity Areas to optimise residential and non-residential output and density and contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity. The Old Kent Road Opportunity Area (OKROA) is identified within the London Plan as having an indicative employment capacity of 5,000. Policy GG2 of the London Plan outlines the potential to redevelop on brownfield sites within opportunity areas.

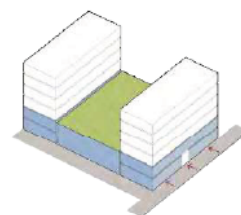
68. Area Vision 13 (AV.13) Old Kent Road Area Vision of the Southwark Plan 2022 sets out the overall vision for the Old Kent Road. The policy says development should:
- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure 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.
69. 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 AAP 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.
70. The Site allocation NSP67 and the Draft OKR AAP has an indicative minimum capacity for this site allocation OKR 11 'Marlborough Road and St James's Road' to provide 1,200 new homes and over 740 new jobs. In addition, it states that redevelopment should provide new homes; and replace existing employment floorspace and provide a range of employment spaces, which is consistent with the building and land use types shown in the Sub Area 2 Building Typology and land uses. There are two types of land use envisaged on this site - Small industrial units and small studios and offices. Redevelopment of this site allocation should also provide a new park between the Selco and Six Bridges estate sites.

Image: OKR Sub Area 2, showing Site Allocation OKR11, Building Typologies and Land Use



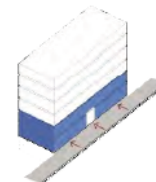
HORIZONTAL/VERTICAL MIX: Small industrial units
 Double height spaces of 6-8m can be accommodated within the centre of blocks. Units would typically be 150-200m². Blocks can be wrapped within two storeys of workspace that can be used for offices, showrooms and studios. Basement levels should be utilised to accommodate residential servicing, storage or commercial uses where appropriate.

Suitable uses: *Light industrial uses and maker spaces within the central space.*



VERTICAL MIX: Small office and studio
 Workspace will be provided at ground and first floor. Ground floor ceiling heights should be a minimum of 4m. Basement levels should be utilised to accommodate residential servicing, storage or commercial uses where appropriate.

Suitable uses: *Artists' studios and office space.*



71. Whilst, the site was used as a storage and distribution company (Class B8), light industrial and office spaces, the existing uses within those buildings on site is not considered to optimise the potential of this Opportunity Area Proposal Site. It is anticipated that the scheme would deliver major regeneration benefits that are discussed in the proceeding parts of this report.

Employment re-provision

72. The current use on the site is a mix of office, workshops (Class E) and warehouse (B8). The site is no longer protected in terms of strategic industrial land following the adoption of the Southwark Plan 2022. Notwithstanding this, the re-provision of improved employment space including provision of residential homes would meet the objectives of the vision set out in the AAP.
73. The proposed re-development of the site would introduce a mixed commercial and residential building comprising of 1,615sqm of Use Class E(g)(iii) light industrial floorspace, 285sqm of Use Class E(g)(i) office floorspace and 153 residential units. The 1,615sqm of Class E(g)(iii) is aimed at light industrial, maker and workshop spaces, which is considered to be acceptable on this site and location. The extant office space on site would be re-provided (285sqm). The building typology envisaged by the draft AAP would see small industrial units, small office, studios, and ground and first floor levels. The proposed scheme would deliver this. There is a slight shortfall of overall non-residential floorspace (from 1,945sqm to 1,900sqm). However, this does not include the internal servicing yard (319sqm). If this was added, there would not be any shortfall. When compared to the previous B8 use the density of the use would be increased in an improved layout and new quality buildings. The density of the use would be increased in an improved layout and new quality buildings. A s106 planning obligations would require all of the workspace to be fitted out with lighting, heating, cooling, toilet and kitchen facilities, and provision for a three phase electricity supply to a specification to be agreed with the council. The fit out of the commercial to this agreed specification would need to be completed prior to the occupation of the residential units and this would be secured by condition. In addition, all of the workspace would need to be fully sprinklered to ensure fire safety within this mixed-use development. A further condition would require details of the routing of residential soil stacks through the ground and first floor commercial spaces to ensure that these would not be run along the ceiling soffits of those spaces, as that would make the spaces more difficult to let.

Image: Proposed ground floor

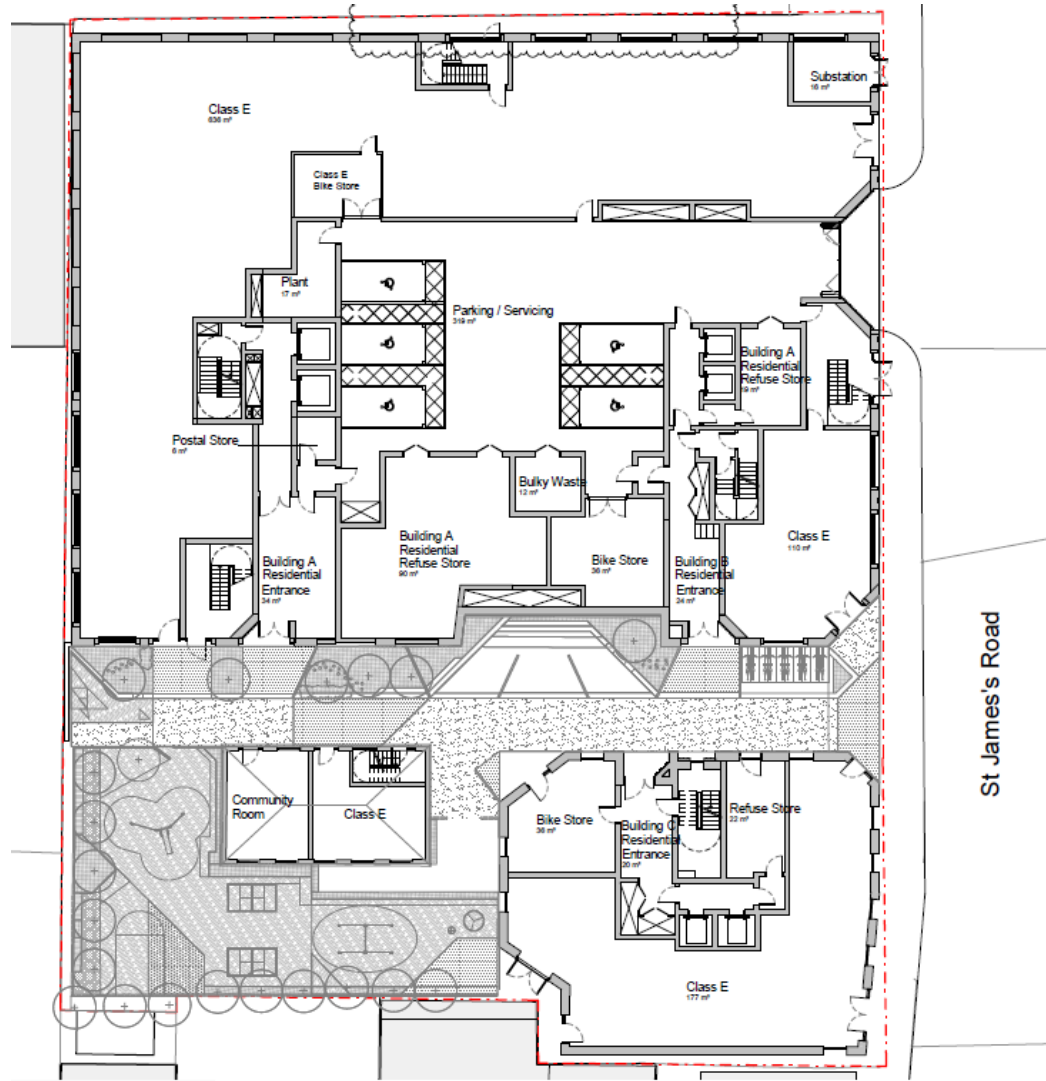
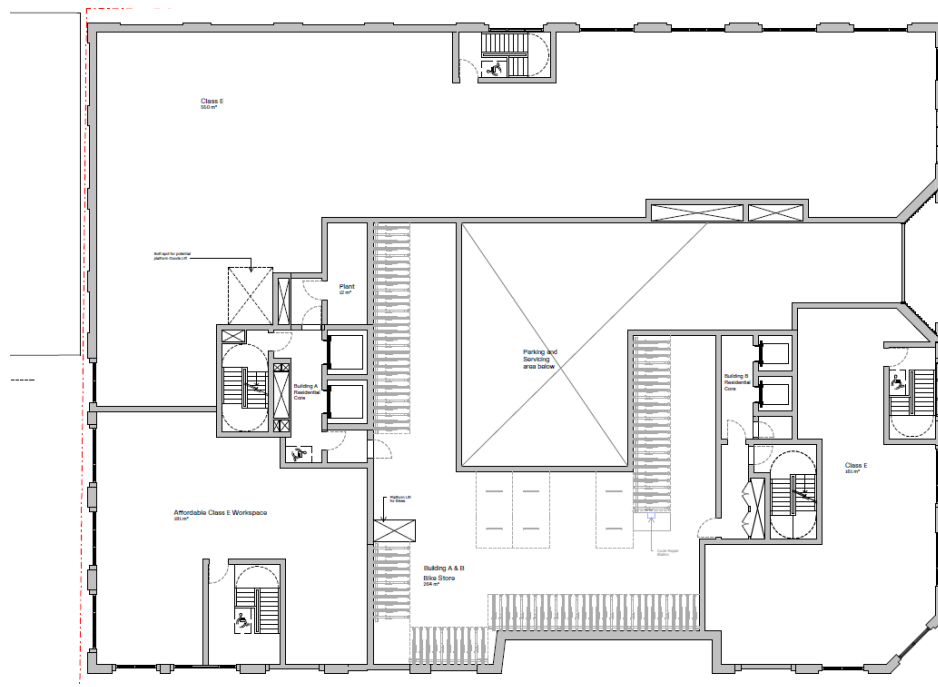


Image: Proposed first floor Block A and B



Job creation

74. The current building is vacant and from the submitted Social Value Statement, the development provides uplift in employment space, and could potentially deliver 47 full time employees. The council's Local Economic Team (LET) advised that a development of this size and with the proposed employment densities would be expected to deliver 32 sustained jobs to unemployed Southwark residents, 32 short courses, and take on 8 construction industry apprentices during the construction phase. The LET supports the application. If any of these expectations were not to be achieved, financial contributions would be sought in accordance with the council's Planning Obligations and CIL SPD. An Employment, Skills and Business Support Plan would also be secured through the S106 Agreement.

Affordable workspace

75. Policy P31 (Affordable Workspace) of the Southwark Plan includes a requirement for development proposing over 500sqm of employment space to include 10% of the proposed gross new employment floor space as affordable workspace on site. The affordable workspace should be secured for at least 30 years, respond to local demand and prioritise existing businesses.
76. The proposed development would deliver 1,900sqm of improved employment floorspace and therefore proposes 201sqm of affordable workspace, equating to 10.5% of the total floorspace. Following discussions with the applicant, this

affordable workspace would be located on part of the ground and mezzanine levels under Building A and it would have its own entrance and cycle store. This space would be secured for 30 years and for a rent of £12 per sqft (inclusive of service charge, insurance and VAT). This is below the market rent, is considered appropriate, and is comparable to those levels that have been agreed on other sites in the Old Kent Road area. The employment space has been designed to be flexible so that it could accommodate a range of different unit sizes and shared workspaces. Details of a specialist workspace provider could be secured through a s106 planning obligation. In addition, the S106 obligation regarding fit out discussed above would also apply to of the affordable workspace.

Provision of housing, including affordable housing

77. The scheme would provide 153 new residential units, including policy compliant affordable housing comprising social rented and intermediate units in terms of habitable rooms. There is a pressing need for housing in the borough. London Plan Policies GG4 and H1 reinforce the importance of delivering new homes setting a 10-year target of 23,550 new dwellings for Southwark. 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. More details of the affordable provision is discussed further below.
78. The community room proposed within the retained Roca building would serve as a communal amenity space for the future residents. However, this can also be opened up for the use of the local community groups via a booking system and details of this would be secured in the S106 agreement.

Prematurity

79. Legal Advice received in relation to this issue highlights the following from the National Planning Policy Guidance:
80. "Arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:
81. Refusal of planning permission on grounds of prematurity would seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly, how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

82. The most up to date adopted development plan documents pertinent to the Old Kent Road are the 2021 London Plan, and Southwark Plan 2022. These identify the Old Kent Road Opportunity Area as having significant potential for housing and employment led growth. The draft OKR AAP has been developed in response to this adopted plan (and its previous iteration London Plan 2016) and has sought to address the increased housing target for the opportunity area and the need to ensure that the London Plan aspirations for industrial land and employment are addressed. The scheme under consideration here is not considered to undermine either the strategic or the local plan making process, and reflects the adopted statutory development plan position of the 2021 London Plan, the Southwark Plan 2022, and the 2017 and 2020 draft OKR AAPs. It is not therefore considered premature.

Conclusion on land use

83. The scheme would deliver major regeneration benefits, including a significant contribution to the borough's employment targets, inclusion of affordable workspace, the introduction of high quality commercial floorspace and much needed housing. It is therefore considered that the development, in land use terms, is acceptable, and its contribution to Site Allocation OKR11 and the surrounding Opportunity Area should be supported.

Affordable housing and development viability

84. 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 Southwark Plan (2022) requires development that creates 10 or more homes to provide the maximum viable amount of social rented and intermediate homes and the minimum amount should be 35%.
85. 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. In total, the development would provide 467 habitable rooms. The development would provide 30 social rented units (117 habitable rooms), 19 intermediate units (47 habitable rooms) and 104 private (market) units. This would equate to 25% of social rented habitable rooms and 10% of intermediate habitable rooms and would therefore accord with Policy NSP P1. The development would provide a total of 164 affordable habitable rooms, which would equate to an overall provision 35.1%. The level of provision is therefore acceptable and policy compliant.

86. Table tenure mix

Tenure	Studio	1-bed	2-bed	3-bed	4-bed	Total homes	Hab rooms (Units)	Hab rooms (%)
Proposed social rent	0	11(xhr)	2(xhr)	15(xhr)	2(xhr)	30	117	25.1%
Proposed Intermediate	0	10(xhr)	9(xhr)	0	0	19	47	10%
Market sale	8(xhr)	25(xhr)	55(xhr)	16(xhr)	0	104	303	64.9%
Total	8	46	66	31	2	153	467	100
Percentage	5.2	30.1	43.1	20.3	1.3			

**Affordable housing
(by hab room)
35.1%**

Development viability

87. As mentioned in paragraph 53 above, London Plan Policy H4 sets a strategic target of 50% affordable housing onsite. The policy sets out parameters for fast track routes that will not require a viability assessment and stipulates that fast track applications will be subject to review mechanisms if development is not commenced within two years. The fast track approach is also reflected in NSP policies.
88. NSP Policy P1 states that all applications require a viability appraisal except where development that provides 40% social rented and intermediate housing affordable housing, with a policy compliant tenure mix, (a minimum of 25% social rented and a minimum of 10% intermediate housing) as set out in Table 1 (of Policy P1) with no grant subsidy. In this instance, an affordable housing provision of 35% is proposed and therefore a Financial Viability Assessment is required.
89. The council's consultant has reviewed the Financial Viability Assessment prepared on behalf of the applicant and following discussions with the applicant on this matter, it was concluded that the proposed scheme generates a residual land value (RLV) of £4,979,000 (build cost £39,840,000). This follows the requirement to install comfort cooling units within each flat, following a thermal assessment of the residential accommodation, which could amount to circa £700,000. This adds to the build costs.
90. Due to the increased build costs, the RLV of £5 million would be the same as the council's calculated benchmark land value. On that basis, the councils FVA concludes that with the provision of 35% affordable housing there would therefore be no surplus generated by the scheme. As such, the scheme cannot support any additional affordable housing on this site. A condition will be attached to any planning permission to ensure that these cooling units would be installed as required by the thermal assessment.

Conclusion on affordable housing

91. The delivery of social rent and intermediate units is a very positive aspect of the proposals. In line with section E of London Plan Policy H5, to ensure the applicant fully intends to build out the permissions, the requirement for an Early Stage Viability Review will be triggered if an agreed level of progress on implementation is not made within two years of the permission being granted. This will be secured through the S106 Agreement.

Housing mix, density and residential quality

92. 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 this site. The policy also requires two bedroom homes as a mix of two bedroom 3 person and two bedroom 4 person homes.
93. The provision of residential accommodation on the site is as follows.

Table: Housing mix

No. of bedroom/persons	No.of units
One bedroom 1 person	8
One bedroom 2 person	46
Two bedroom 3 person	34
Two bedroom 4 person	32
Three bedroom 4 person	13
Three bedroom 5 person	18
Four bedroom 5 person	0
Four bedroom 6 person	2

94. At 5.2%, the proposed proportion of studio units is just marginally above the policy maximum of 5%. This is only very marginally and would only be in the private tenure. The proposal would also provide more than 60% of two or more bedrooms (at 64.7%). The number of units that have three or more bedrooms would be 21.6%, above the policy minimum. The 4 bed units were added at the request of officers during negotiation with the applicant.

Wheelchair accommodation

95. The proposed development would provide 15 wheelchair residential homes (i.e. M4(3)), equating to 9.8%. However, in terms of habitable rooms, this would equate to 53 rooms – 11.3%, which 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. Amendments had been requested with changes to the layouts to ensure that the social rented wheelchair units would meet the minimum sizes set out in Policy P8. Furthermore, a condition would be imposed to ensure this would be complied with. The wheelchair housing would be distributed across the unit sizes.

96. This would be split into the following tenures:

- 3 x Social rented
- 2 x Intermediate
- 10 Private

97. Wheelchair housing mix

Unit size	Number
1 bed	2
2 bed	9
3 bed	4
Total	15

98. 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 s106 agreement, the wheelchair housing mix would be in accordance the relevant policies.

Density

99. Southwark Plan 2022 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

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

101. 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 quality

102. 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

103. P15 of the Southwark plan requires developments to meet the minimum national space standards. Following discussions with the applicant, revised plans have been submitted. 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.

Dual aspect

104. The percentage of dual aspect units would be very good at 76.6%. Those units that have single aspect are not solely north facing.

Number of units per core

105. 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 eight units per core. In blocks B and C where the majority of the affordable homes are, there would be between three to six flats on each floor, which is a positive aspect of the scheme and well within the guidance of the Mayor's Housing Design SPG.

Internal daylight

106. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers daylight to the proposed dwellings using the Average Daylight Factor (ADF). ADF is a measure of the overall amount of diffuse daylight within a room. It is the average of the daylight factors across the working plane within a room. ADF determines the natural internal light or daylight appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living room/kitchens/dining. The assessment includes the extension approved to the north at Chevron apartments.
107. The revised BRE guidelines was published in June 2022. It affects the proposed units' internal daylight and sunlight calculations (the ADF approach to assessing levels has been removed, although the ASPH test is retained, and there is no change to assessing the impact on neighbouring properties). Having to comply with the latest guidelines would require a complete reassessment of the flats. It should also be acknowledged that this application has been in since May 2021 (well before the revised BRE guidelines were published) and is at a late stage that some flexibility should be given.

108. In terms of sunlight, the BRE recommends that the Annual Probable Sunlight Hours (APSH) be used. The BRE guidance states that a building where sunlight is required will be reasonably lit where:
 "...at least one main window wall faces within 90° of due south
 ...the centre of at least one window to a main living room can receive 25% of annual probable sunlight hours, including 5% in winter months between 21 September and 21 March. Where groups of dwellings are planned, site layout design should aim to maximise the number of dwellings with a main living room that meets the above recommendations".
109. Block A
 For Block A, only levels 1 to 8 have been tested, as they represent the areas where lowest daylight and sunlight levels might be experienced. The ADF analysis results show 154 of the 172 rooms tested meet or exceed the BRE guidelines targets, which represents a 90% adherence rate. Of the 18 rooms falling below the BRE guidelines, 15 of these are bedrooms with ADF levels ranging between 0.34% and 0.99%, with the remaining 3 living/dining rooms obtaining ADF levels ranging between 0.77% and 1.48%. Whilst these do fall short, it is considered that the levels do not fall significantly short of the target levels in an inner London urban location. Furthermore, the BRE guidance suggests that daylight within bedrooms are less important as they are used for sleeping.
110. In terms of sunlight availability, the APSH assessment shows that of the 172 rooms tested, 103 (60%) meet or exceed the annual sunlight target as suggested by the BRE Guidelines. It is noted that the majority of the rooms not meeting the guidelines for sunlight are bedrooms so it is not considered that this would be such poor condition. Those living rooms that do not meet the target levels are mainly to the one bedroom or studio flats.
111. Block B
 The ADF results show 35 of the 38 rooms tested meet or exceed the BRE guidelines targets, which represents a 92% adherence rate. It is noted that those 3 rooms that do not meet the target are bedrooms with ADF levels ranging between 0.96% and 0.99%, so only just below the 1.0% ADF target.
112. In terms of sunlight, the ASPH assessment shows that of the 38 rooms tested, 27 (71%) meet or exceed the annual sunlight target as suggested by the BRE Guidelines. Those that fail the annual probably sunlight hours are bedrooms, which are considered less important.
113. Block C
 The ADF results show 84 of the 91 rooms tested meet or exceed the BRE guidelines targets, which represents a 92% adherence rate. The rooms that do not meet the target are mainly kitchens. Whilst these require the highest ADF levels, it should be noted that the levels do not fall significantly short, and would be considered acceptable in this urban context.
114. In terms of the APSH assessment, it shows that of the 87 rooms tested, 66 (76%) meet or exceed the annual sunlight target as suggested by the BRE guidelines. Those that do not meet the targets are mainly kitchens and living rooms, but it

should be noted that these rooms are set back from the building footprint to accommodate an inset balcony, which reduces the level of light to the room they serve. It is considered on balance, acceptable in this instance.

115. It is considered that this development would achieve a relatively high degree of BRE compliance and the units would have good levels of daylight and sunlight.

Overlooking

116. The proposed blocks are designed to limit direct overlooking by positioning the windows in appropriate places and avoiding habitable windows facing each other across the podium courtyard. The existing buildings adjoining the site are predominantly industrial and therefore no privacy issues raised. To the north of the site is the Chevron apartments. The design of the scheme takes into account those existing windows and any potential windows that are proposed in the scheme under planning application ref 19/AP/6395. The position of the proposed building windows would limit direct overlooking into the new windows of the Chevron apartments.

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

117. 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 within the Old Kent Road Opportunity Area (subject to the detailed requirements of the AAP masterplan).
118. 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. Some developments are required to provide open space within their sites as set out in the AAP masterplan, others to make a financial contribution.

Private amenity space

119. All of the 153 proposed flats have been provided with private amenity space in the form of balconies. All of the two, three and four 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 7sqm of private amenity space. All studio flats have been provided with at least 5sqm of private amenity space.

120. In line with the requirements of the policy, there would be private amenity space shortfall equalling 70sqm. 10 x one-bedroom units have a 3sqm shortfall, 8 x studios have a 5sqm shortfall. This will be added to the communal requirement as detailed in the below paragraphs.

Communal amenity space

121. Where the full recommended provision of 10sqm per residential unit has not been provided, the shortfall has been added to the communal requirement. The shortfall is 70sqm, which means a total of 120sqm (70sqm plus 50sqm) of communal amenity space would be required. The podium courtyard in the northern block would provide for 65sqm of communal amenity space. The roof terrace on Block B would have 61sqm of communal amenity space, totalling 126sqm for the whole site. This exceeds the policy requirement. All tenures would have access to this podium space and it is expected that the social rented tenants within Block C would have fob access to this podium level.

Children's play space

122. The Mayor's SPG sets out the intended strategic approach to delivering new and enhanced play space both on and off-site in new developments. It explains that 'doorstep' play (Under 5s) should usually be provided on-site, unless there is existing provision within 100 metres. For 5-11 year olds and children over 12 years old, it recommends that off-site provision is acceptable, if there is existing provision within 100-400 metres and 400-800 metres respectively. This is summarised in Table 4.5 of the SPG, reproduced below.

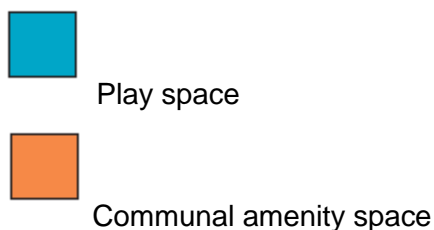
Table 4.5 of the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG

Table 4.5 Provision of play space to meet the needs of new development

		Under 5s	5-11	12+
Existing provision	within 100 m	On site or off-site contribution	Off-site contribution	Off-site contribution
	within 100-400m	On-site	On site or off-site contribution	On site or off-site contribution
	within 400-800m	On-site	On-site	On-site or off-site contribution
No existing provision	within 100 m	On-site	Off-site provision	Off-site provision
	within 100-400m	On-site	On-site	On site or off-site provision
	within 400-800m	On-site	On-site	On-site

123. 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 582sqm of playspace being required across the whole site. The scheme proposes to provide 587sqm, ensuring that the playspace requirement would be met on site. This would be provided within the ground floor courtyard, the podium and the roof space on Block C. In addition to this, playable space is provided in the new pedestrian route to encourage 'play along the way'. This playable public realm is in addition to the minimum playspace requirement and is a positive benefit of the proposal.

Image: Communal and playspace distribution

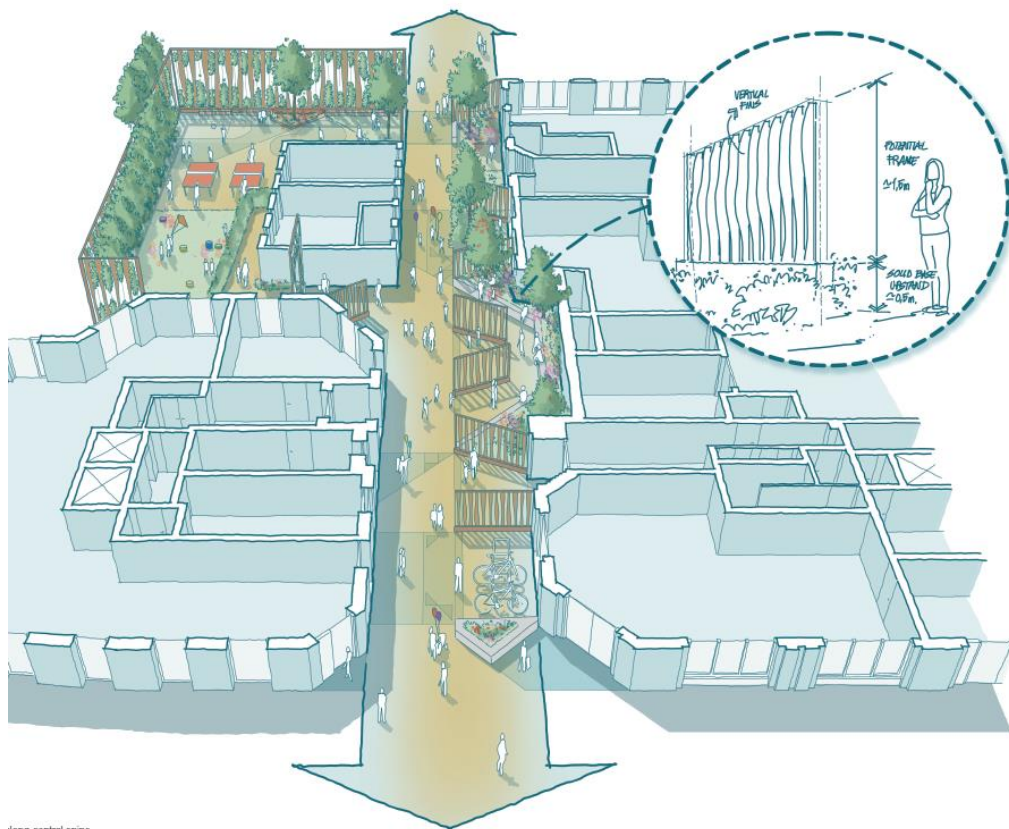




Surplus Communal amenity space

124. There would be varied types of playspace proposed including lawn space for recreation, scramble space with timber clad play and gathering space with bouldering holds/grips and places to sit, climb, scramble and jump and areas for more prescriptive play. Policy AAP10 “Design” of the OKRD AAP requires as a minimum that play spaces should contain provision for wet play, sand play, space to grow food and plants and sufficient seating. These will all be secured by condition. The courtyard area behind the Roca building would be predominantly geared for older age group. This would be open to both the future residents and the surrounding residents. It is anticipated that this ground floor play area is locked at certain times (at night) to ensure safety of the residents. Perforated and permeable screens are proposed surrounding this play area to allow visibility through to the new pedestrian route. Details of these playspaces would be secured by a condition.
125. The new route is the spine of the development and places pedestrians first by providing access to the new homes and access to the community room and playrooms.

Image: Spaces along the pedestrian route



Public open space

126. In addition to the adopted amenity space requirements set out above, emerging Policy AAP11 of the draft OKR AAP requires the provision of 5sqm of public open space per proposed home. The plan identifies that some sites are expected to provide public space as part of their redevelopment and others are not. In the latter instance, those sites will be expected to make s106 contributions to off-site public space provision. This will be charged at £205 per square metre. As set out in the Section 106 and CIL SPD, £205 per sqm represents the average cost for improving open space in Southwark.
127. 153 homes would be provided resulting in a requirement for 765sqm of public open space. This site is not identified within the AAP as providing public open space. The applicant has agreed to make the contribution of £156,825 based on the 153 dwellings proposed and can be secured by the legal agreement. This excludes the existing live/work unit on the site.

Overshadowing to amenity spaces

128. Following discussions with the applicant, the open space and amenity space design has been amended to ensure that these spaces would be well lit.
129. The sunlight to these areas when taken as a whole would be improved by the recent revisions to the layout and the inclusion of additional areas of play space at the ground floor, which are now achieving 95% and 100% sunlight on the ground in the month of March, which is double the BRE guideline threshold. There are also two other amenity areas which are exceeding the guidelines for sunlight on the ground. It is considered that the number and variety of spaces which are being made available, and the opportunities for the majority of these to be in sunlight year-round means that this should be considered an acceptable position in terms of sunlight to these external areas.

Design considerations

130. 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

131. 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.
132. The emerging AAP notes that in site allocation OKR11 the Six Bridges Estate will be transformed to a mix of industrial distribution warehouses below new homes, which will directly service central London. Marlborough Grove itself will be partially closed and entirely transformed from a busy service route, to a calm and well-designed public open space. It should have a particular focus on linking the two Phoenix School sites together in a safe and well-designed environment, which incorporates sport and play facilities and wildlife or ecology habitats. A new park will be created encouraging an easy and safe walking route between Marlborough Grove to and St James's Road.
133. The proposed development is split into two sections into north and south blocks with the new pedestrian route providing access to both buildings. A key aspiration of the development is to create an improved public realm for residents and the local community to enjoy. The new east-west route will create a new walking route through the site, allowing for future connectivity to Six Bridges Park when this is developed. Until then, the route will terminate at the western site boundary. An obligation will be included in the s106 agreement to secure this. This end of the pedestrian route would have a variety of uses that would ensure that there would be passive surveillance including the courtyard playspace, the community room and entrances to Block A and the commercial unit.

Image: Indicative masterplan in the draft AAP



Image: Masterplan as proposed



134. Whilst the layout differs from what was envisaged in the AAP, it is considered that this east-west route would improve permeability through this part of the site and with the future emerging context. The introduction of the pedestrian route between two blocks is considered a benefit of the scheme, the applicant has designed the scheme to retain views of the Roca building from St James's Road, and officers feel that this space would be successful. The public realm improvements and landscaping along this route would also provide buffer/defensible space.
135. The three residential entrances, community room and Class E uses would be accessed from the new pedestrian footpath and following amendments to the scheme at ground floor level there would active frontages as well as refuse and cycle stores. The route would allow for integration of the occupiers in different tenures with good security and surveillance.
136. The building sits on the edge of the red line boundary. This stands slightly forward of the existing building line and this is due to the requirement to re-provide the commercial floorspace and as well as accommodating parking and residential ancillary areas. It should be noted that the block B that fronts St James' Road would have the upper floor set slightly back from the podium level.
137. A parking and servicing area is accessed from St James's Road and this does not dominate the frontage, and provides off street servicing provision for the light industrial space in the main block. The entrance to the space has been tracked to ensure that light goods vehicles can access it from St James Road and it has sufficient head clearance for service vehicles. The proposed playspace in the

courtyard is appropriately located and would function well being adjacent to the community room. The commercial spaces are located in different parts of the blocks maximising activity around the ground floor. Hard and soft landscaping has been considered around the street interfaces of the site.

Height scale and massing (including consideration of tall buildings)

138. 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.
139. 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.
140. 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 citywide 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.
141. The proposed blocks fronting St James's Road (Blocks B and C) are 7 and 8 storeys in height retrospectively. It is considered that this 'stepping-up' in height has been designed deliberately by the architects to fit well within the emerging context in the area. The proposed extension to the Chevron apartments to the

north of the site would result in a 7 storey building and therefore the proposed development follow that step down when viewed from St James's Road.



142. Officers acknowledge that the rear block (Block A) at 19 storeys exceeds the height stipulated in the AAP. It should be acknowledged however, the area around Old Kent Road is being redeveloped to form a new cluster of tall buildings; many of these schemes are already consented or under construction. The AAP Masterplan for the Six Bridges Industrial Estate, immediately to the west of the site, includes plans for Tier One buildings (over 20 storeys). The stepping-up of heights within the site, from lower buildings facing St James's Road which are 7 and 8 storeys in height with rooftop setbacks to a taller building on the western boundary at the "rear" of the site, backing onto the industrial estate, which will be replaced with much taller buildings, would mediate the increase of heights. This

stepping down in height would reduce impacts on the smaller scale residential buildings to the east.

Image: Context Elevation of emerging development

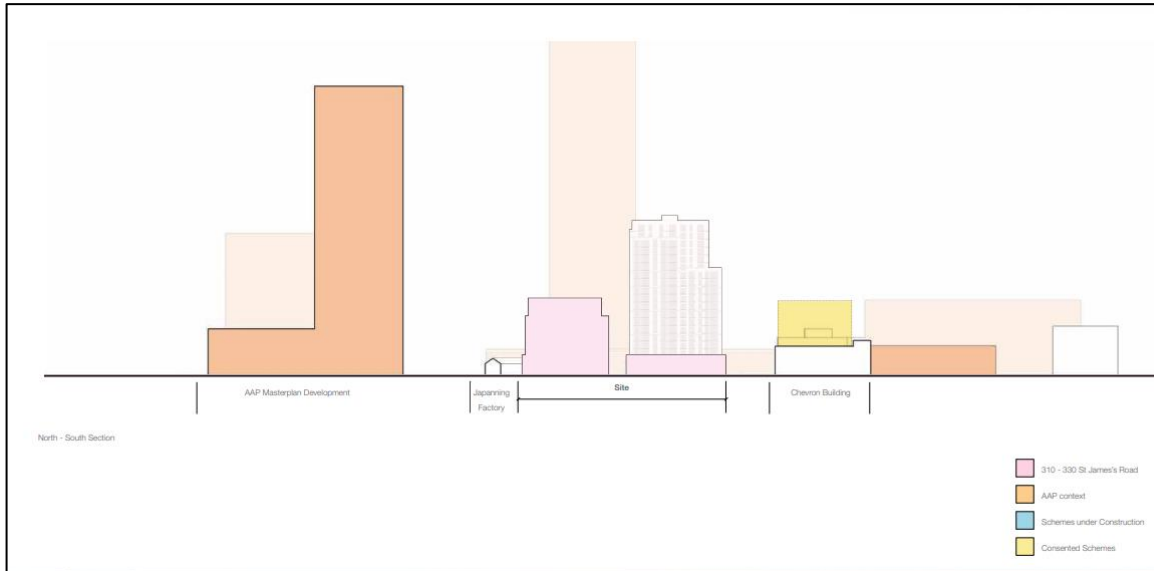
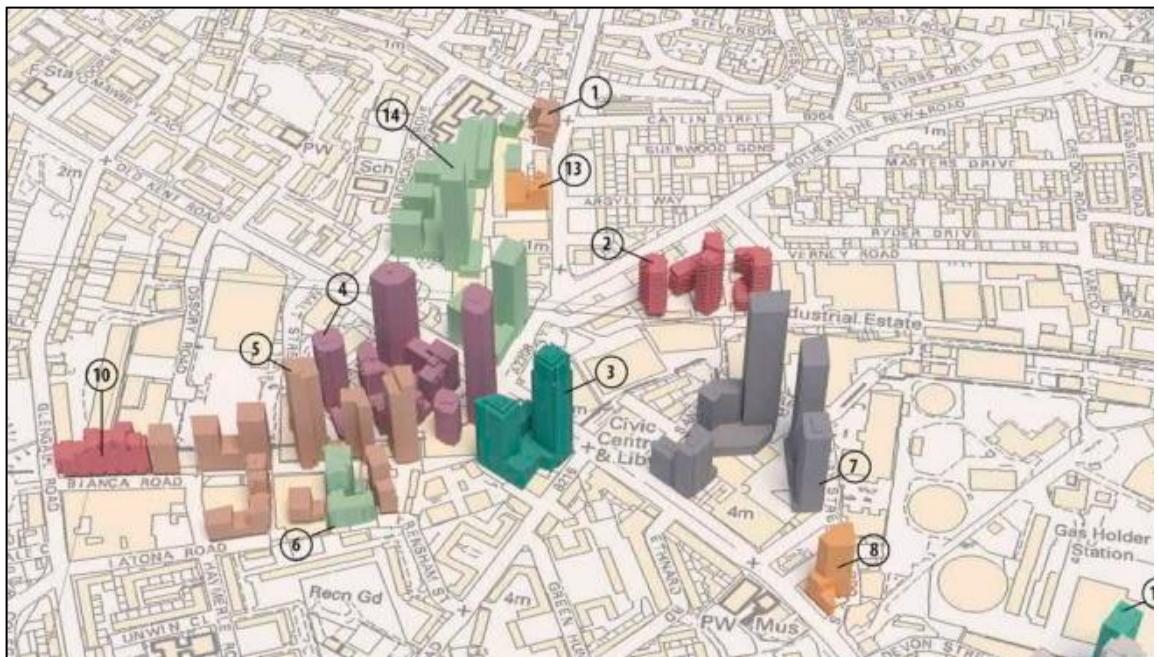


Image: Emerging schemes in the vicinity (No. 13 is the Chevron Apartments, just to the north of the development site)



Cumulative Schemes Key	
1.	272 St James Road 18/AP/0156
2.	6 - 12 Verney Road- 17/AP/4508
3.	596 - 608 Old Kent Road 18/AP/3284
4.	Cantium Retail Park 18/AP/3246
5.	Malt Street Regeneraon Phase 1 17/AP/2773
6.	Nyes Wharf 17/AP/4596
7.	Ruby Triangle 18/AP/0897
8.	Ruby Street 18/AP/0196
9.	Southernwood Retail Park 18/AP/3551
10.	LSE Glengall Hall of Residence 20/AP/0039
11.	Devonshire Square 19/AP/1239
12.	Daisy Business Park 19/AP/2307
13.	Chevron Apartments scheme 19/AP/6395
14.	AAP Masterplan

143. As can be seen in the images above, the indicative height of the building as outlined in the AAP masterplan shows a significantly taller building proposed to the rear of the site. The development site therefore presents an opportunity to act as a transition site. The image showing the cumulative scenario shows how this area of Old Kent Road would be transformed. The idea of increasing heights from east to west, towards the future centre of the cluster to the south-west of the Old Kent Road, has already been applied elsewhere with the existing Chancellor House (also known as Bermondsey Works, 395 Rotherhithe New Road), which steps up from six to 20 storeys towards Old Kent Road. The proposed scheme at this height would avoid a 'cliff-edge' effect, mitigating the contrasting scale of the future tall buildings in the masterplan by gradually rising in height in incremental steps.
144. As the density of the area intensifies over time, the scale of the built form will sit well within the broader planned heights of the AAP tall buildings strategy of much taller buildings towards the south of the site. The tallest building – Block A - will mark a place of local importance and help assist wayfinding strategically in the short term, and locally in the longer term once the broader future masterplan emerges. Blocks A and B would sit on a podium level and both of these elements have been articulated in various ways, in order to mediate the overall massing of the scheme.
145. One of the clearest distinctions in the overall form is between the double-height podium and Block B; whilst the podium respects and acknowledges the existing street line, the block above is set back slightly and clearly distinguishable from its base. Block A also has various set-backs as it rises above the podium. The block is presented as being comprised of three main elements, which each element further articulated and differentiated through façade design and materiality.
146. Given that the northern elevation of Blocks A and B faces the Chevron Apartments building immediately to the north of the site and the low-rise Victorian terrace beyond further north, the applicant has designed this elevation to be the lower element. There is a setback of Block A before stepping up to a taller mass, which is then terminated at the top by a set-back 'pop-up' which crowns the building. This 'pop-up' device is echoed on Block B, with the top floor of residential accommodation set back from the main building line and effectively crowning the smaller building. The top floors of both buildings are identifiable by their

contrasting materials and chamfered corners, and echoed in the treatment of Building C.

147. The elevation design for Block A facing the proposed podium has been developed to enable the building to be read as a group of smaller building elements. This is achieved through the massing, which is broken down through setbacks and chamfers, and is emphasised by the proposed materiality, expressing a shorter mass to the north, a taller mass to the south, and a pop up element that connects the two. The taller and shorter mass elements are broken down further, through vertical grouping - with groupings of four storeys at the lower part of the building, and three storeys for the taller parts of the building; and horizontal groupings of one to two openings with a recessed solid panel. These window groupings are inset from the main facade, with chamfered edges.

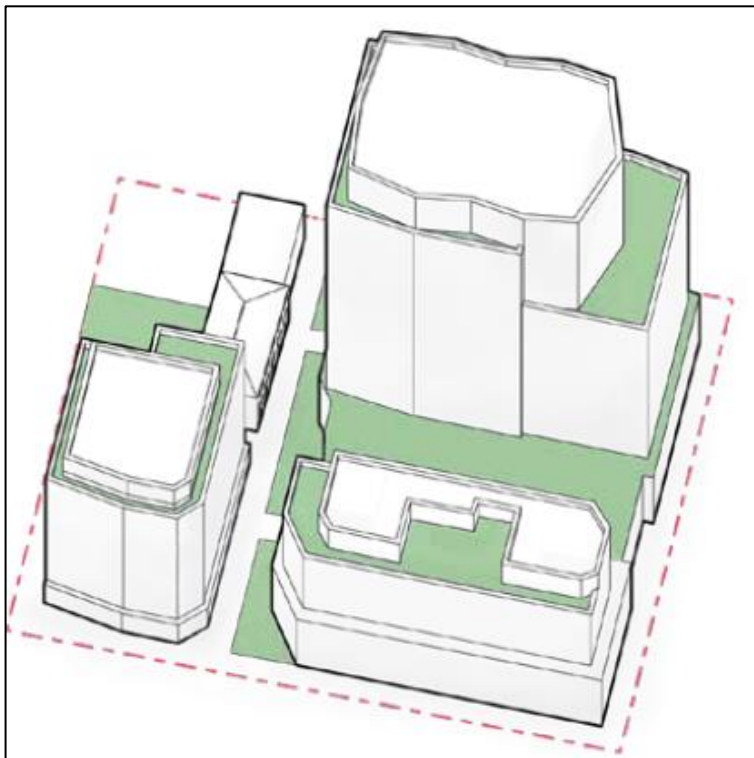
Image: East elevation looking at Block A from Podium



Image: CGI of Proposed development



Image: Indicative proposed massing



148. The massing and design of the proposed development has been considered in relation to the key views of the buildings when travelling north and south along St

James's Road, as well as the site's place within the emerging context as outlined above. This is further discussed below.

149. Southwark's policy on tall buildings also require that it provide a functional public space that is appropriate to the height and size of the proposed building. It should also provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate. The scheme proposes playspace behind the existing Roca building that is for the future and existing residents. The ground floor community room would be mainly for the new residents to use, but this room could also be open to the local community where they could book to use this for local events. An obligation in the legal agreement to secure details on how this room would be publicised and booking systems to be used could be secured.
150. The proposed height is considered acceptable in relation to the emerging context. The buildings would make a positive contribution to the townscape. The predominant brick façade ensures a high quality robust appearance.
151. 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 AAP.
152. The application was accompanied by a Heritage, Townscape and Visual Impact Assessment. The impact on protected views and heritage assets is discussed in paragraphs further below.

Architectural design and materiality

153. 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.
154. The applicant had analysed nearby historical buildings and identified a number of key common features, which would be reflected in the development. These include:
 - a clearly identified building base
 - a clearly defined building 'top'
 - arched openings, often used to emphasise and entrance
 - strong vertical expression, often created using recessed façade.
155. The podium is expressed clearly as an identifiable building base, through setting back the buildings above, and through a change in fenestration type and materiality. The tops of all three residential buildings are also clearly defined. Block A has an inset crown, the external walls of which fold in and out to create an articulated parapet line. The accommodation on the top floor of building B is

expressed as two 'pop up' elements, set back from the building frontage. The top two floors of Block C are set in from the building body, creating a continuous parapet line with Block B for the building body, and reducing the impact of the taller element of the building on the street below.

Image: CGI of section through Blocks A and B



156. The buildings have regular rhythms that reflect the historical buildings. Arches are used selectively throughout the development, referencing the historical buildings, and the northern facade of the retained building at 330 St James's Road.
157. Block A has a strong vertical expression, with windows grouped within recessed panels to break down the facade into smaller elements. Blocks B and C are smaller in scale and have a simpler facade arrangement. A blend of inset and external balconies are provided adding articulation to the elevations. A condition will require balcony drainage systems, soffit and railings/parapet details to be agreed.
158. The predominant material would be brick for all of the blocks and these would be of varying tones to provide visual interest, variation as well as differentiating between the blocks. White glazed brick is proposed for the building base - the white tone responds to the white facade of the retained building at 330 St James's Road, and also to the lighter tones of brick at ground floors along St James's Road.

Glazed green 'socks' are proposed at the base, grounding the building, and picking up on the green tones used elsewhere in the development. Bronze coloured metalwork is proposed for windows and balconies, which is a tone that will complement the range of brick colours.

159. Building C is a much smaller building form that comes to ground, and as such, the chosen material would express the building as a single form. Larger openings are provided at ground floor, for the commercial use, and the upper floors are punctuated by regular openings, again referencing the regular facade articulation of the historical industrial buildings. Balconies are inset at the corners of the building, creating a pure building form. The balcony parapets are predominantly brick, but gradually reduce in height towards the top of the building, creating variation and interest to the building appearance. The top two floors are inset from the main building body, minimising the impact of the taller element of this building on the street below. The building crown is capped by a reconstituted stone parapet. Glazed brick is used for the ground floor, with green glazed brick base. The upper floors of the building are finished with an off-white coloured non-glazed brick. This achieves a cohesive appearance for the building as a whole, but offers a subtle difference between the ground floor and main building body.

Image: East elevation



Image: West elevation



160. Historical maps show that there was once a wool factory on the site and this has inspired the name of the development - The Loom Factory. It has also inspired some of the architectural details throughout the scheme, in particular the metalwork on Block B. On the eastern elevation, Block B has a large archway identifying the entrance to the servicing area. The metalwork of the gate within the arch has been designed to reflect spools of woollen thread on a loom - spindles cross over each other, also adding depth and interest to the large gate.

Elevation: Block B entrance to servicing and metal work referencing the Loom factory

Entrances



161. The regular double height openings with glazing to the industrial and commercial space continues round to the northern elevation facing the Chevron apartments. At the western end of this facade, recesses are solid rather than glazed, as this is not a primary frontage. However, these would be designed as 'soft spots' so that they could become glazed in the future, if the route along the north of the development becomes a public route, as indicated in the AAP. Details of this will be secured via a condition.
162. The elevation fronting the new pedestrian route would be important to ensure that this would provide an attractive, functional and safe access for future residents and local community. This route serves a number of functions including access to the residential and commercial uses, the community room, the play area, a resting space and eventually a path through to the Six Bridges Estate. The residential entrances for buildings A and B are located along this facade, and these are identified in the same way as building C - set within a recess that matches the height of the adjacent openings, but with a mural in a panel above the entrance, and a recess to the entrance door. It is noted that there would be an area of the façade that would not have any glazed element (due to the location of the refuse stores). Five of the double height openings are proposed as solid rather than

glazed, and these will provide additional surfaces for the mosaic artwork to be located (referencing the murals in Old Kent Road), creating further interest along this facade. The mosaic work would be secured via a condition. .

Image: South elevation of the main block fronting new route



Image: Sketch view of development looking from St James's Road



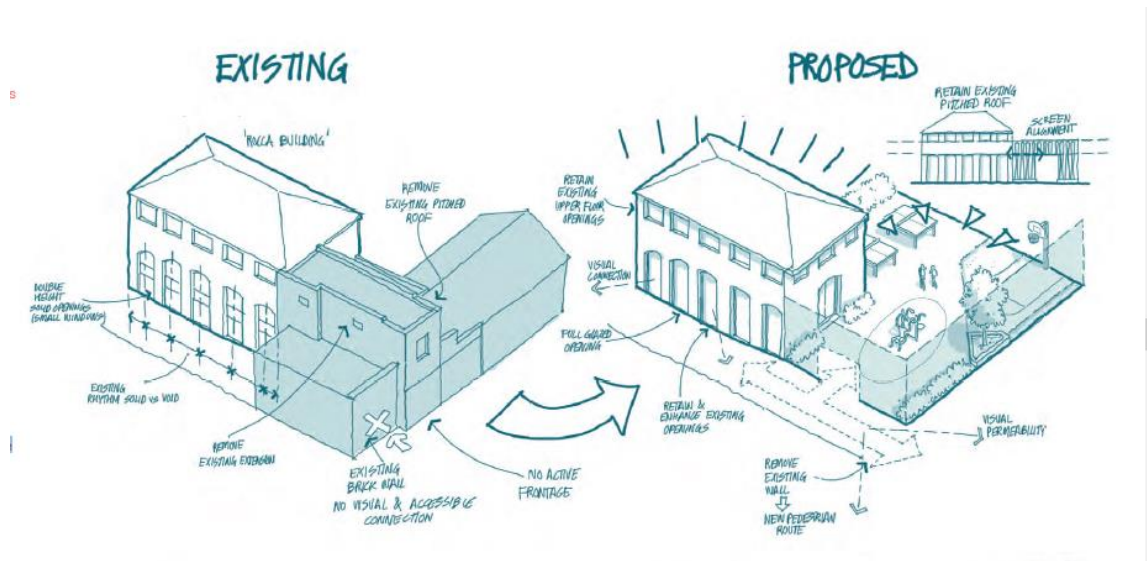
Sketch view 01



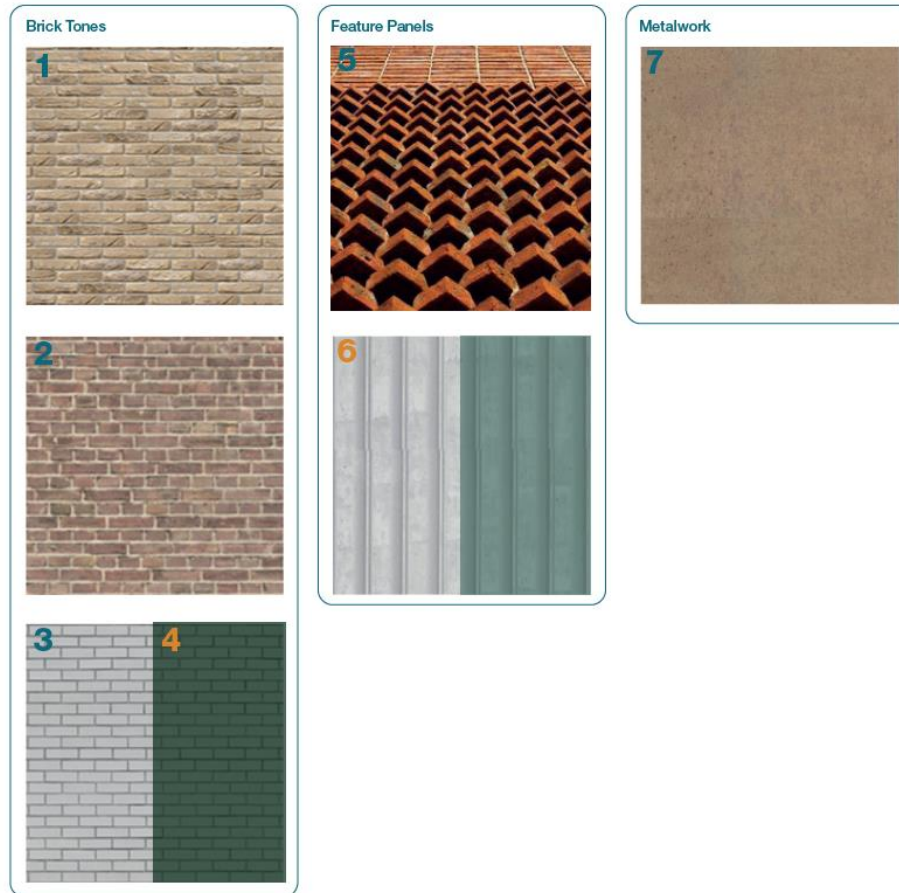
Sketch view 02

163. The retained building at 330 St James's Road, will be enhanced and upgraded. Where existing original windows survive these will be refurbished and reused. New glazing will be added to the existing recessed arches, in order to allow more daylight into the community room. The glazed frontage will also help activate the new play route, allowing visibility of the activity happening within the building. Areas that will need to be made good, following the removal of adjacent buildings, will be used as an opportunity to make the building more open to the surrounding public realm. New glazed windows are proposed on the north west corner, which would allow the internal activity to signify the western entrance point to the new play route and for the internal activity to activate the play space. It is considered that overall the scheme would provide an active and animated frontage to this new pedestrian route.

Sketch: Existing and proposed retained Roca building



164. Policy AAP 10 states that reveals should generally be of a full brick depth (215mm). Officers requested detailed bay studies and section drawings to ensure that this could be achieved at this design stage. These have been provided. Full details will further be required by condition. In order to ensure that this is realised in the final building planning conditions requiring detailed drawings, material samples and full-scale mock ups are recommended.
165. The most widely used bricks reflect the predominance of London Stock brick in the area. Feature panels are proposed on each building to give a unique identity of to each part of the building, enabling residents to clearly identify the location of their own home in the development. The feature panels may utilise the same brick types, but with a different brick bond to create a different texture, or contrasting materials and colours.

Image: Material palette

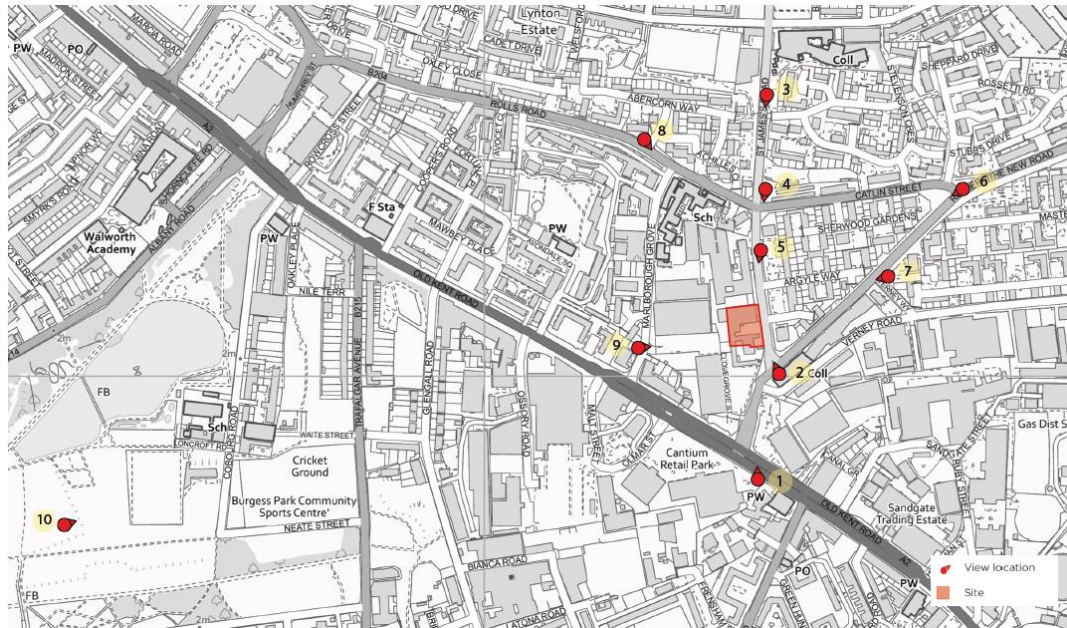
Heritage considerations and impacts on protected views

166. 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.
167. 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.

168. The site is not within a conservation area and the existing building is not listed. The building at No. 330 (Roca building) is however, identified as a building of architectural merit. The AAP identifies the cluster of small industrial buildings to the south of the site as having a historical finer grain that should be retained. The old varnish and 'Japan' factory is identified as being of historical merit that should be retained. The nearest conservation areas are Thorburn Square and Glengall Road, which are over 260m away. The site is not within any protected views.
169. The retained Roca building is three storeys in height with a symmetrical façade and industrial-style, large windows. As discussed above, the proposal to refurbish the existing windows and remodel this existing building to make it more visible, active and open is welcomed. The minor works proposed to the facades do not remove the original character of the building.
170. The applicant has submitted a Townscape Visual Impact Assessment (TVIA), which selected 10 townscape viewpoint locations for assessment. Within this assessment are also views looking south-east (towards Grade II listed Eveline Lowe School) and a view from Burgess Park, from hill west of football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas).
171. The visual assessments are carried out by comparing an 'existing' photograph of the baseline condition with a 'proposed' image of the final condition after the proposed development has been completed and a 'cumulative' image of the proposed development in combination with other consented schemes in the vicinity. Given that the site is within the emerging AAP Masterplan area, which has also informed the design of the proposed development, a fourth image of the 'emerging' condition is also included for reference. In summary, here are the following list of scenarios:
 - 1) 'Existing view' of the baseline condition;
 - 2) 'Proposed view';
 - 3) 'Cumulative view' - nearby schemes both consented and under construction; and
 - 4) 'Emerging view'.

Map: Viewpoints selected for assessment



172. The TVIA determined that in the majority of views, the visual effects were found to be beneficial both for the proposed development in isolation and cumulatively with other approved schemes because of an improved skyline. It is noted that two views (Views 6 and 10) were determined to have a neutral effect on visual amenity due to either distance or because the proposed development would be minimally visible as a result of obstructions such as the built form or vegetation. From the assessment, it was found that the development would not have any adverse effect on the townscape and visual receptors. Below is an assessment of the selected more sensitive views.

173. View 8 - Rolls Road, at junction with Acanthus Drive, looking south-east (towards Grade II listed Eveline Lowe School)

Looking south-east, this view is located along Rolls Road at the junction with Acanthus Drive. In the centre middleground of the view is the Phoenix Primary School, which is Grade II listed as the 'Eveline Lowe School'. The development is visible within the setting of the listed school and local authorities have a duty to have special regard to the need to preserve or enhance the special architectural and historic interest of listed buildings and their settings. Something reiterated in both London Plan and Southwark Plan policies,

174. Block C is not visible from this location, whilst Block B is only minimally visible due to intervening built form and mature vegetation. Though the lower elements of Block A will also be partially occluded by mature vegetation, this block will be clearly appreciable from this location. Whilst details of the façade and the high quality materials will not be discernible from this distance, the careful articulation designed to break down the massing of this block will be appreciable. It is noted that the proposed development appears taller than Chancellor House in this view

due to the parallax effect, but the measures taken to break down its massing, including the material variation, which accentuate the ‘stepping up’ of the blocks’ massing, as well as the set-back of this massing from St James’s Road, mean that the proposed development sits well within its context in this view.

175. In the cumulative scenario, the various schemes indicate the changing skyline in this area and along the Old Kent Road, demonstrating how the proposed development will form an addition to this emerging cluster, and will successfully mediate the contrast in the scale between the existing low rise development in the area and the high-rise elements coming forward. This is through the ‘stepping-up’ of the proposed development’s massing, which is key to its design and articulation. The development would be visible in the setting of the listed school, but it is not considered to harm that setting. The school is already seen in the context of the historic tall buildings of the Avondale Estate, which were built in the early 1960s and are contemporary with the listed school as well as later tall buildings including the “Bermondsey Works” tower. As noted above the location of tall buildings with the AAP masterplan is consciously designed to successfully mediate changes in scale across the area and ensure that the aggregate impact of tall buildings within the AAP would not harm existing heritage assets.

Proposed – View 8 Rolls Road, at junction with Acanthus Drive, looking south-east (towards Grade II listed Eveline Lowe School)



Cumulative – View 8 Rolls Road, at junction with Acanthus Drive, looking south-east (towards Grade II listed Eveline Lowe School)



176. View 10 - Burgess Park, from hill west of football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas)

The proposed development would be partially occluded by the mature vegetation of Burgess Park. The western façade of Block A would be visible, and whilst the subtle differentiation in brick tone on the two lower elements of Block A are unlikely to be discernible from here, the articulation of the white brick 'pop-up' crowning the block will lessen the visual impact of the proposed development's massing, by providing a lightness where the building meets the sky. Owing to the long-distance nature of this view, however, it is considered that the proposed development will have a neutral effect on this view.

Proposed: Burgess Park, from hill west of football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas)



177. There are numerous cumulative schemes visible in this views and would comprise the emerging Old Kent Road cluster and demonstrate the changing skyline in this location, with numerous tall buildings of up to 48 storeys in height coming forward. The proposed development serves to successfully mediate the increase in scale, 'stepping-up' to the tallest elements along the Old Kent Road itself. Overall, the magnitude of change to the view will be significantly greater than that of the proposed development in isolation, and it is considered that the proposed development forms only a minor part of this overall change.

Cumulative: Burgess Park, from hill west of football pitch, looking north-east (towards Cobourg Road, Trafalgar Avenue and Glengall Road Conservation Areas)



178. In conclusion, the proposed development would not have a significant negative impact on local viewpoints, and will be an improvement to the townscape character of the site. It would sit comfortably with the emerging context.

Secure by design

179. Secure by Design officers from the Metropolitan Police have reviewed the proposals and confirmed that having discussed this with the developer is encouraging to see that the designers have considered Secured by Design, and believe that this will result in a positive impact upon the development from a safety and security perspective. The design of the development has considered opportunity for natural surveillance, incorporates excellent lines of sight and the development should 'activate' this area. These are all excellent crime prevention measures and continued liaison with a designing out crime officer will enhance this. A well-designed lighting scheme is important to ensure public safety in areas of public realm and to ensure that there is not a fear of crime caused by poor levels of light. This is important given the new pedestrian route and how it terminates at the western end before the rest of the masterplan is developed. The Metropolitan Police design adviser states that in order to achieve these goals a condition is placed on the development if permitted to achieve a SBD award. Officers also recommend a condition securing details of the external lighting and landscaping details to ensure that western section of the route would be safe and secure.

Landscaping and biodiversity

180. The landscaping of the development has been designed for the different character areas – podium, pedestrian route, playspace and roof terrace.
181. For the play space on the podium, the landscape is inherently playful in nature with a series of playable routes in combination with a series dedicated play pieces. These might include timber play structures, bouldering wall and ramp and a lawn for gathering. The playspace on the podium would be aimed for 0-11 years of age. Areas of seating on this podium would also allow for resting. These will also be required to include sand and water play for younger children as well as space for food growing as required by policy AAP 10. The playspace within the ground floor yard accessed from the new route will be open and sunny and includes gym equipment, basketball hoops all aimed at older children from 11yrs and above. The rooftop terrace on Block C would be family playspaces for the residents. The roof terrace on Block B would be quieter communal amenity space. There would be dense and attractive planting with pockets of larger seating areas for gathering to promote community interaction and social exchange. Details of the planting would be secured by a condition.
182. The proposed landscaping would provide appropriate defensible planting as a buffer to residential terraces. In terms of surfacing, the design proposal utilises a variety of materials, taking its cue from the colours and materials used locally. Materials have been selected for their robustness and durability. Natural Aggregate Resin-bound Gravel is used in well-trafficked spaces, both vehicular and pedestrian. These details will be secured by a condition.
183. Soft landscaping will frame the walking route, improving biodiversity in this area. Play along the way is incorporated into the landscape, making this an active route for children, and seating areas are also provided, offering a place for rest and socialising.
184. Due to the building being at the proposed height and the cumulative schemes coming forward, the applicant has submitted a wind and microclimate report. It is proposed to provide new interactive screens along this route to provide a playful accessible outdoor gallery. The screens criss-cross the central spine, and will frame the proposed planting and building entrances. The fins on these screens will be able to move with the wind, creating an installation that generates movement along the street, and also a learning opportunity for children. This form of wind mitigation fins will wrap around the ground floor play space behind the Roca building and provide an enclosed space that allows for visibility as well as wind mitigation. Climber plants could potentially go on these fins and details will be secured by condition.
185. Since the fins are required for controlling the wind effects, it is expected that the applicant will be responsible for maintaining this strip and its installations. An estate management plan in the s106 agreement would secure this.

186. Policy P59 of the Southwark Plan (Green infrastructure) states that developments should provide multiple benefits for the health of people and wildlife, and to integrate with the wider green infrastructure network and townscape / landscape increasing access for people and habitat connectivity.
187. The council's ecology officer has reviewed this and considered that the submitted ecological surveys are satisfactory and no further surveys are required. The recommendation to have an ecologist on a watching brief during demolition should be actioned and this would be secured by condition. It is considered that the development proposes a mix of rooftop landscapes and the biodiverse roofs provide the main gain for ecology. Conditions have been recommended to secure the green roofs, ecological management plan and for 12 No. swift bricks for each block.

Urban greening and trees

188. Policy G5 of the London Plan 2021 encourages major developments to 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. The policy also recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding E(g) iii uses).
189. The development proposes an urban greening factor (UGF) of 0.41. The site does not contain any existing trees. Columnar trees are proposed at ground level to create a distinct treeline along the street. Multistem specimens are proposed at podium and rooftop level acting as a type of visual impediment to skew but not restrict views into the play and amenity spaces. Some larger feature trees are also proposed. There would be a requirement for minimum soil volume for any tree at podium level, which could be conditioned. Irrigation and establishment will be key with landscaping retained for the use of the building and include a specific landscape management plan.

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

190. Policy P56 (Protection of amenity) of the Southwark Plan states that developments should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. This includes privacy and outlook impacts, overlooking or sense of enclosure, loss of daylight and sunlight, and unacceptable noise from developments.

Impact of the proposed use

191. Given the surrounding area comprises of mixed use developments, commercial and industrial warehouse, along with residential uses, it is considered that the commercial/office use would not detrimentally impact surrounding neighbour

amenity. In addition, the proposed use complies with the typologies for this site within OKR11, and accordingly to be an acceptable use.

Daylight and sunlight impacts

192. The following section of this report details the potential daylight, sunlight, and overshadowing impacts of the proposed development on surrounding residential properties. This analysis is based on guidance published by the Building Research Establishment (BRE).

BRE Daylight tests

193. As mentioned in paragraphs above, guidance relating to developments and their potential effects on daylight, sunlight, and overshadowing is given within the BRE guidelines. This report gives criteria and methods that are explained subsequently for calculating daylight and sunlight effects on surrounding receptors as a result of the proposed development.
194. Diffuse daylight is the light received from the sun, which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight. Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
195. The BRE guideline tests undertaken for this daylight assessment are the Vertical Sky Component (VSC), and Daylight Distribution (DD). 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 advises 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.
196. The distribution of daylight within a room can be calculated by plotting the 'no skyline'. The no skyline is a line that separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room that can receive direct skylight is reduced to less than 0.8 times its former value.

BRE sunlight tests

197. As a reminder, when assessing sunlight, the BRE recommends that the Annual Probable Sunlight Hours (APSH) received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4%,

then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%). The BRE guidelines state that '...all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block out too much sun'. The APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room. The acceptability criteria are applied to overall room based figures.

Overshadowing

198. Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st. The BRE criteria for gardens or amenity areas are as follows:

'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable.'

199. The applicant has tested the nearest residential units close to the development site and their impacts are discussed below.

Plan: Proposed Plan view



200. 330-334 St James's Road

This is to the south of the application site and the units comprise a mix of commercial, live/work and residential uses. Following discussion with the owners of this site and a site visit, a revised assessment was undertaken to analyse the potential impacts. The results of the VSC assessment show 13 of the 24 windows tested adhere to the BRE guidelines. It is noted that of the remaining 11 windows, the ratio reductions range between 0.58 and 0.76, but it should be noted that the proposed VSC levels range between 14.79% and 25.92%, which are still good light levels for an inner-city context.

201. The results of the daylight distribution assessment show 13 of the 15 rooms tested adhere to the BRE guidelines. Of the remaining 2 rooms, the ratio reductions range between 0.77 and 0.78, which are only just below the BRE guidelines target of 0.8.

202. In terms of sunlight, the results of the APSH assessment show all 24 windows tested exceed the BRE guidelines targets.

203. In summary, it is considered that the proposed development will maintain acceptable levels of daylight and sunlight to the rooms within 330-334 St James's Road.

204. Chevron Apartments - 294-304 St James's Road

The VSC assessment show 18 of the 41 windows tested adhere to the BRE guidelines. Of the remaining 23 windows, the ratio reductions range between 0.44 and 0.79. Whilst the lower end seems low, it should be noted that many of the rooms have more than one window serving it, so reviewing the daylight levels within the room gives a better indication of the effects.

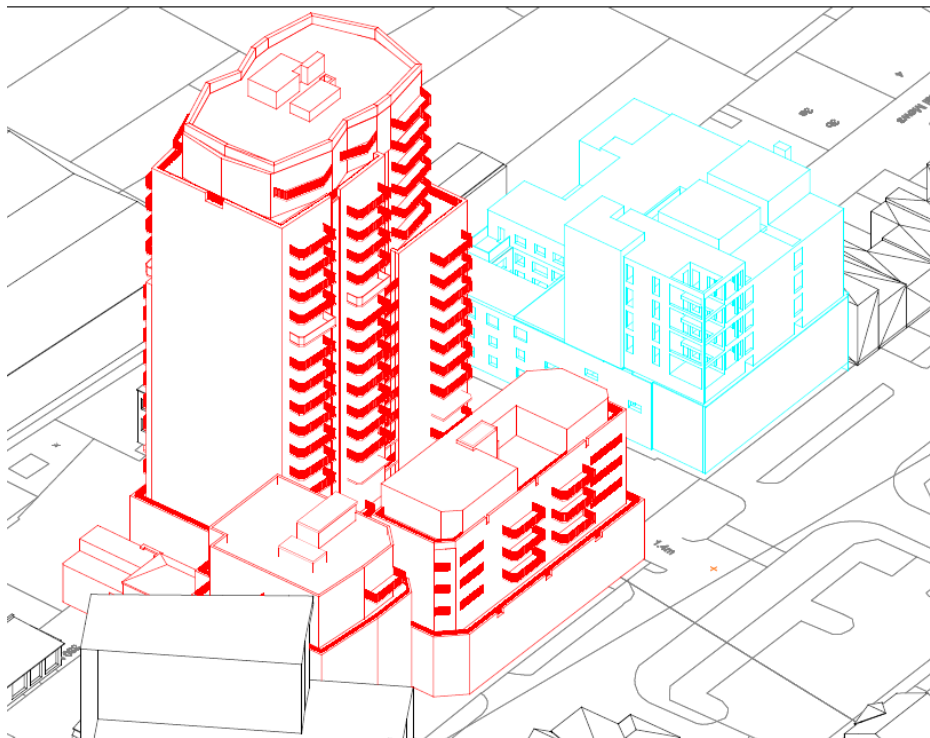
205. The results of the Daylight Distribution assessment show 17 of the 27 rooms tested adhere to the BRE guidelines. Of the remaining 10 rooms, the ratio reductions range between 0.4 and 0.78, and 9 of the 10 rooms affected are located on the south elevation, looking over the current low-level buildings of the development site. The applicant argues that the existing condition of those rooms on the south elevation currently obtain total light within the rooms and therefore breaches of the BRE guidelines would be inevitable. It is also noted that the lowest levels (4 and 0.4 loss) would be to bedrooms.

206. The results of the APSH assessment show 29 of the 30 windows tested exceed the BRE guidelines target for annual sunlight. This demonstrates a good level of sunlight would be retained by the proposed development.

207. The overshadowing assessment of the ground floor level courtyard results demonstrated that none of the courtyard area receives 2 hours of sunlight on the assessment date of 21st March, either in the existing or proposed condition. Therefore, the BRE guidelines are met for the overshadowing assessment showing no change.

208. The applicant has also carried out an assessment on the Chevron apartments once the approved (subject to an agreed s106 agreement) extension is built. The VSC assessment shows that 34 of the 73 windows would adhere to the BRE guidelines. There are additional windows falling below the target that light bedrooms, kitchens and living rooms on the approved element of the Chevron Apartments. However, both the kitchens and living rooms are dual aspect, so although there are effects to the new windows facing the development site, the windows facing onto St James's Road exceed the target, ensuring the rooms are well lit in the proposed condition.
209. The results of the Daylight Distribution assessment show 25 of the 39 rooms tested would adhere to the BRE guidelines. Of the remaining 14 rooms, the 10 existing flats are affected to the same degree, with 4 bedrooms to the approved element of the Chevron Apartments falling below the guideline target. Those additional rooms that do fall below are bedrooms, which are used for sleeping and the degree of loss is not considered to be significant.
210. The APSH assessment show that the additional windows in the Chevron apartments would experience good levels of sunlight.
211. The overshadowing assessment results demonstrate that all three amenity areas in the Chevron apartments (plus extension) adhere to the BRE guidelines. The ground floor courtyard area showing no change in sunlight between the existing and proposed, with the third floor level amenity areas greatly exceeding the 50% target.

Image: Proposed 3D view of cumulative scenario with Chevron Apartments extended



212. 1-8 Culloden Close

VSC) assessment show 11 out of 24 windows tested adhere to the BRE guidelines. Of the 13 windows falling below, these do so only just, with ratio reductions between 0.71 and 0.79 and is not considered to be a significant degree given this urban context.

213. The results of the Daylight Distribution assessment show 16 out of the 24 rooms tested adhering to the BRE guidelines. Of the 8 rooms falling below, the ratio reductions range between 0.63 and 0.79. Again, this is not considered such a major loss in this urban location that would warrant a refusal.

214. The results of the APSH assessment show 19 of the 24 windows tested exceeding the BRE guidelines target for the annual sunlight, whereas for the winter sunlight provision 18 of the 24 windows adhering to the target threshold. The ratio of loss however, is not considered to be significant.

215. As there will be additional massing fronting St James's Road, if the approved Chevron Apartments building were to be built, an assessment of the cumulative effects of the approved (subject to s106) Chevron Apartments building and the proposed development on the Culloden Close properties was undertaken. The cumulative assessment demonstrates almost identical results to the baseline versus the proposed condition, so the effects to the Culloden Close properties remain the same, with or without the Chevron Apartments approval built out.

216. 1-23 Archers Lodge

The VSC assessment show all 16 windows fall below the BRE guidelines, with ratio reductions ranging between 0.52 and 0.62. It is noted however, that the absolute VSC figures are not considered that low for such dense urban context.

217. The results of the Daylight Distribution assessment show 1 of the 8 rooms tested adhering to the BRE guidelines target ratio reduction of 0.8. The 7 remaining rooms only just fall below the 0.8 ratio target, with levels ranging between 0.73 and 0.79, which is considered acceptable in this instance.

218. In terms of sunlight, the results of the APSH assessment show all 16 windows would adhere to the BRE guidelines.

219. 395 Rotherhithe New Road (Chancellor House)

The applicant tested the residential units up to the fifth level, as these would have the worst case scenario. The results of the VSC assessment show 45 of the 50 windows tested would adhere to the BRE guidelines. The applicant notes that those windows that fall below are recessed windows that are blinkered by balconies above to such a degree that they rely on a small area of the sky for the daylight, but many of the windows serve rooms that have other windows and so the Daylight Distribution test would be a better way of analysing this.

220. The results of the Daylight Distribution assessment show all 43 rooms tested would adhere to the BRE guidelines, demonstrating no noticeable reductions in light will occur with the proposed development in place.
221. Sunlight assessment has not been undertaken as the windows face 90 degrees of due north.
222. Given that the lower floors tested show good levels of daylight and sunlight, it is assumed that all the units above this would adhere to the BRE guidelines.

Conclusion on daylight and sunlight impacts

223. Following the review of the analysis, it is considered that the proposed development would not have a significant detrimental impact on the neighbouring occupiers in terms of daylight and sunlight availability.

Overlooking of neighbouring properties

224. In order to prevent harmful overlooking, the Residential Design Standards SPD requires proposed developments to achieve a distance of 12m between the front elevations of buildings and/or across a highway, and a minimum of 21m between rear elevations.
225. The nearest residential windows are those belonging to the Chevron apartments located to the north and looking south of the development site. The extension proposed on the Chevron apartments would also have windows overlooking the site.
226. The proposed development would have windows on the northern elevation overlooking Chevron Apartments and at a separation distance of approximately 16m, but this would be across a car park. Furthermore, the ground and mezzanine levels of the proposed development would have commercial uses that would not contain living space and therefore no direct overlooking into the existing neighbouring windows at the Chevron Apartments. The upper floor residential windows proposed in Block B would be positioned so that they are not directly opposite the windows in the Chevron Apartments and therefore no significant privacy issues are raised.
227. The podium garden would have planting, trees and balustrade around the edge and would therefore limit overlooking into the neighbouring property.
228. The neighbouring properties to the east of the site (Culloden Close and Archers Lodge) are at least 12m from the development across a highway and therefore comply with distance guidelines.

Conclusion on amenity impacts

229. The proposed development would have some impact on the neighbouring properties, particularly to the development to the north (Chevron Apartments).

Nevertheless, as discussed above, the impacts would be limited and would not result in a significant adverse impact on their amenity.

Transport considerations

230. Policy P50 'Highways impacts' of the Southwark Plan 2022 seeks to ensure that developments minimise the demand for private car journeys. In addition, the policy requires developments to demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, taking into account the cumulative impact of adjoining or nearby development.
231. The Mayors Transport Strategy (MTS) Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance to assessing this application.
- Vision Zero
 - Healthy Streets
 - Air Quality
232. The applicant has submitted a Healthy Streets Transport Assessment and provides an adequate appraisal of the relevant transport and highway related matters including an assessment of the potential for journeys to be made by sustainable modes of transport and detailed estimates of vehicular trips resulting from the development.

Trip generation

233. In summary, the residential aspect of the development is expected to generate approximately 86 and 68 two-way person trips during the AM and PM peak hours respectively. It is predicted that the proposals will generate 27 and 22 additional two-way person trips using the local bus network respectively in the AM and PM peak hours, as well as 25 and 20 additional two-way person trips using the underground across the hour. In addition, the proposed development is expected to generate approximately 32 two-way servicing vehicles daily.
234. Given that the scheme is car-free with the exception of 5 wheelchair parking bays, the majority of residents would travel by active modes of use of public transport. It is assumed that each accessible bay proposed will produce two arrival and two departure trips daily, resulting in a total of 20 two-way vehicle movements per day being generated by resident vehicles.
235. The anticipated delivery and servicing trips that will be generated by the re-provided industrial land was also assessed. It concluded that the proposed commercial uses would generate a total of two arriving Light Goods Vehicles (LGVs) movements per day (it is assumed that these two vehicles would also generate two departure trips) and therefore a total of four two-way movements from LGVs are anticipated on a daily basis. One arrival and one departure trip is anticipated to be generated by Other Goods Vehicles (OGVs), as such a total of six two way delivery and servicing movements are anticipated to be produced by the industrial land uses at the site.

236. These vehicle movements would not generate any significant adverse impact on the existing movements on the adjoining roads. It is not considered that the proposed development would significantly impact on the local highway network in terms of trip generation.

Car parking

237. The development is car-free except for 5 disabled persons' parking within the internal ground floor podium, accessed from St James's Road. This is equivalent to three per cent of dwellings having access to a disabled person parking space from the outset and meets London Plan policy. TfL has recommended a Parking Design and Management Plan (PDMP) should be secured through condition which details how additional disabled person parking spaces could be provided as and when demand arises. All parking spaces on-site will be provided with Electric Vehicle Charging Points.
238. The site is located within an existing Controlled Parking Zone (CPZ) and a s106 obligation would ensure that no future residents or occupiers of the proposed development could obtain resident parking permits. It is also recommended that a condition be imposed to ensure all marketing of the development promotes car-free living, to ensure the occupants are well aware they will not be entitled to permits.

Servicing and delivery

239. As explained above, it is estimated that the proposed development will generate a total of 36 delivery and servicing trips a day - 4 for the industrial and 32 for the residential. It is considered that the delivery and servicing assessment for the residential element is robust. It is proposed that both on-street (for refuse vehicles) and on-site (internal servicing area for 4.5 light vans) facilities will be used to support delivery and servicing activity at this site.
240. Following discussions with the applicant, the servicing has been consolidated and will only take place internally with the access from St James's Road located in the northern block. Amendments have also been received removing the servicing and parking area to the rear of the Roca building to make way for the play area. TfL had raised concerns that there is potential conflict between vehicles entering and exiting the site at the same time and how the internal delivery and servicing arrangements would work given the proposed shared use of the disabled persons' parking areas.
241. The resident accessible parking spaces are anticipated to generate a total of 20 two-way vehicle movements per day. It is noted that only light vans will be accommodated within the internal servicing area. Given the relatively low level of trips within the internal servicing yard, the potential for vehicles (residents and commercial deliveries) to be entering and exiting the site at the same time is very low and additional measures are therefore unnecessary. It is considered reasonable that an obligation in an s106 requiring a comprehensive and robust

servicing and management plan be secured ensure that vehicular conflicts would be minimised.

242. In order to ensure that on-street servicing and deliveries do not negatively impact on the highway network, the council is recommending that applicants in the OKR OA enter into Delivery Service Plan Bonds against their baseline figures for all daily servicing and delivery trips. These bonds would be calculated at £100 per residential unit and £100 per 500 sqm of non-residential floor-space. In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010, this is not intended as a financial penalty, but as a means of mitigating any harmful impacts from the proposed development and ensuring a better quality of life for current and future residents. As such, it is considered to meet the CIL Regulations 122 test, in that it would 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.

243. The proposal is for the management of the new development to monitor the daily vehicular activity of the site both commercial and residential, quarterly for a period of 2 years from 75% occupancy. If the site meets or betters its own baseline target (36 trips) the bond will be returned within 6 months of the end of the monitoring period. If the site fails to meet its own baseline the bonded sum will be made available for the council to utilise for sustainable transport projects in the ward of the development. The council will retain £1,600.00 for assessing the quarterly monitoring. The bond in this instance would be £15,700 based on the 153 residential units and 1,900sqm of non-residential floor space. The applicant has agreed to the contribution, which can be collected via the legal agreement.

Refuse and waste management

244. Refuse collection for the proposed development will take place on-street, as there are no waiting restrictions adjacent to the site frontage. Refuse stores will be provided on the ground floor of the buildings. One is proposed within Block C and is accessed from the playstreet. The other refuse stores are proposed adjacent to the access to the car park and located off the car park, at the base of the northern block. Refuse will be stored within the individual demises of the commercial units, and will be collected from St James's Road. Further details of the commercial refuse storage would be secured by a condition.
245. Refuse staff will have access to the refuse stores, with bins stored within the development until their collection to prevent blocking of the footway for pedestrians creating conflict.

Public transport

246. The site has a PTAL rating of 3, which is considered to be 'moderate' in terms of accessibility to public transport. The site has convenient access to public bus services with bus stops within walking distance. Bus services run to Peckham, Canada Water, Elephant and Castle, Lewisham and other parts of South-East

London. The closest railway station to the site is South Bermondsey Station, approximately 900m (11-minute) walk to the east of the site. The closest London Underground Station to the site is Bermondsey, approximately 1.5km (18- minute) walk north of the site.

247. As a borough, Southwark agrees with TfL that bus services will need to be increased in the area ahead of the Bakerloo Line Extension (BLE) to accommodate the demand generated by additional homes and jobs generally in the Old Kent Road area in advance of the opening of the planned BLE. 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 Southwark Plan.

Active transport

Walking and the public realm

248. The proposal allows for the future pedestrian and cycle links onto the Six Bridges Estate to be realised at a future date and the route would be designed to be well overlooked and active. A Healthy Streets Transport Assessment, prepared by Vectos, is submitted in support of this application. An Active Travel Zone Healthy Streets assessment has been carried out that demonstrates that the site is located within a sustainable location with access to several local amenities and public transport stops. TfL had provided comments and initially sought further analysis. However, following discussions between the applicant and TfL, refreshed and/or new Legible London will be secured in the s106 agreement. The s106 agreement will require the route through the site to be kept open 24/7 once the remainder of the masterplan to the west is completed. TfL also requested that the Healthy Streets indicators to create a quality pedestrian environment should be considered in the landscaping plan for this route – the landscaping condition will secure this.
249. A minimum of 2.4m wide footway is provided on St James's Road. The applicant would renew and upgrade the kerb and footway adjacent to the development to the appropriate materials as specified in the council's regulating plan and materials palette. Since the application site falls within 'General' designation the footways should be paved with precast concrete paving slabs and with 150mm wide granite kerbs. This can be secured through a s106 Agreement and the s278 Agreement. Other highway works undertaken would be secured in the section 278 agreement, which includes:
- Repave the footway including new kerbing fronting the development, in accordance with the Southwark Streetscape Design Manual (SSDM) standards.
 - Reconstruct any redundant vehicle crossovers fronting the development as footway in accordance with the SSDM standards.
 - Construct any proposed vehicle crossovers fronting the development in accordance with the SSDNM standards.
 - Reconstruct any existing vehicle crossovers fronting the development in accordance with the SSDM standards.

- Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths.
- Remove or relocate any redundant street furniture fronting the development if required (i.e. no stopping school signs, steel bollards, etc.). Include the possibility to install any sign plates on the new building walls in order to improve effective footway widths.
- Provide appropriate dropped kerbs for refuse bin collection.
- Refresh road markings following kerb installation.
- Promote a TMO to amend any parking / road markings arrangements. Works to include road markings and signage if required.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.
- Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths.

Cycling

250. 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.
251. The proposed cycle parking would be provided within each block. There would be cycle store on the ground and mezzanine levels within the northern block and separate cycle store within the ground floor level of Block C. The commercial cycle store would be provided within the northern block. After extensive discussions with TfL, amended plans have been received to address their concerns. TfL had concerns over aisle widths, lift dimensions or provision of wider access Sheffield stands and other cycle parking spacing issues. TfL also notes that London Design Cycle standards (LCDS) is clear that not everyone can use two-tier racks, and that more accessible stands should be provided for them (and this is separate from the requirement to provide stands for wider/larger cycles).
252. In total, the London Plan would require 275 long stay cycle parking for the residential units and 11 long stay provided for the commercial uses would have been required for the development. In total 255 long-stay spaces are provided in total, a slight reduction of 31 spaces from that required by policy. This is considered acceptable given the sites constraints. TfL has confirmed that numerical standards applicable to the previous London Plan are met and that can accept that in this case in recognition of the constraints of the site (re-provision of industrial floorspace).
253. The New Southwark Plan standards for office use is slightly higher, but it is noted that the office use is only a small element of the scheme. It would only require an additional 2 cycle spaces and is not considered to be significant to warrant refusal on its own. It is possible to see how more could be achieved when details are submitted at condition stage. A combination of Sheffield stands and two-tier racks are proposed. Furthermore, spaces are also provided for larger cycles.

254. Visitor cycle parking is proposed along the new east-west route and would be easily accessible and visible.
255. In line with the approach taken by Southwark elsewhere in the Old Kent Road area a s106 contribution at a tariff of £50 per home should be secured towards the expansion of the TfL cycle hire network, totalling in this case £7,650. To further support sustainable travel and cycling travel plan targets, 3 years free membership of the scheme has been recommended by TfL and to be secured for every first household (£120 per unit, per year, totalling £55,080). The applicant has agreed to this.

Construction

256. An outline Construction Logistics Plan (CLP) has been submitted and agreeable in principle. Construction vehicle routing details will be provided once further detail is known about the construction methods; however, construction vehicles will be encouraged where possible to use strategic roads and avoid busier roads and residential streets. Construction deliveries will be carefully planned with delivery times agreed with each contractor using a booking system. Delivery schedules will be produced in order to review the profiles of up and coming deliveries, regulate deliveries and eliminate bottlenecks. The S106 would secure a detailed Demolition and Construction and Environmental Management Plan (DEMP and CEMP) and a final CLP. £40 per unit contribution for Construction Management monitoring would be secured within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.

Conclusion on Transport

257. The development is supported because it provides improved and good quality pedestrian and cycle facilities. It reduces car dependency and would not have a significant impact on public transport services. It would have appropriate management to reduce the impact of servicing and delivery, subject to the s106 obligations and conditions.

Archaeology

258. Policy P23 of the Southwark Plan 2022 requires that applications affecting sites within Archaeological Priority Areas (APAs) will be accompanied by an archaeological assessment and a report on the results of a field evaluation of the site, including an assessment of the impact of the proposed development on the archaeological resource. The site lies within an Archaeological Priority Area (APA) for 'North Southwark and Roman Roads'. This is a Tier 1 APA where Tier 1 areas comprise heritage assets of national significance.
259. The applicant had submitted a desk-based archaeological assessment and it identified a low to moderate archaeological potential at the site for the Later Prehistoric periods, and a moderate potential for evidence of Roman activity. A low to moderate potential is considered for palaeoenvironmental remains should alluvial and peat deposits be present at the site. It is considered that any remains, if present at the site, would most likely be of up to a local significance only. It

concluded that the likely extent of past ground disturbance at the site as a result of modern development would suggest that, had they been present, surviving archaeological remains are likely to have been severely truncated or removed entirely, therefore reducing the archaeological potential of the site.

260. The applicant's desk-based archaeological assessment does not include data from sites excavated recently to the north of the development at the junction between St James Rd and Rolls Road. This site revealed prehistoric archaeology surviving within an area of high stands and gravels. The desk-based assessment does not consider site investigation works from surrounding sites to aid the establishment of a suitable baseline. In order to address this, conditions for archaeological evaluation, archaeological mitigation works, foundation design and the submission of a timely report are recommended.

Environmental considerations

Flood risk and water resources

261. Policy P68 (Reducing flood risk) of the Southwark Plan states that development must be designed to be safe and resilient to flooding and finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding. Additionally, major development is required to reduce surface water run-off to green field run-off rates, and this must be through the application of water sensitive urban design and SuDS.
262. The site lies within Flood Zone 3 and is classified as having a high probability of flooding from tidal and fluvial sources. However, the River Thames defences protect the site up to the 1:1000 year standard and therefore the development would not be at risk of flooding from tidal and fluvial sources. The applicant's Flood Risk Assessment (FRA) confirms that in the future scenario, there could be risk of flooding as the finished floor level is 1.42m and could flood by a depth of up to 380mm. Residential units are therefore located on the upper floors.
263. The Environment Agency (EA) has reviewed the submitted information in relation to flood risk and has no objection to the proposed development. The proposed development will only meet the requirements of the NPPF if the measures as detailed in the FRA by Elliott Wood submitted with this application is implemented and has recommended that these be secured by way of a planning condition on any planning permission. The EA has recommend that flood resistant and resilient measures are incorporated in to the design and construction of the development proposals, where practical considerations allow.
264. The proposal has also been reviewed by the council's Flood and Drainage Engineer. Surface water runoff from the proposed development will be attenuated in a combination of blue roofs, permeable paving and below ground cellular storage. The sustainable drainage solutions would reduce the offsite discharge rate to mimic the 1 in 100 year greenfield runoff rate.
265. The surface water drainage system has been designed having considerations to the drainage hierarchy. The blue roof at podium level is to feature growing medium

over and will therefore provide ecological benefits as well. The presence of planting at roof level will also provide surface water quality, quantity, biodiversity and amenity benefits in line with the SuDS hierarchy.

266. The development shall significantly reduce the surface runoff rate to 1.3l/s (1 in 100 year plus 40% climate change). A greenfield runoff rate offset of £366 per cubic metre will be secured in the event that there is a shortfall in attenuation required to limit surface water runoff, which is required by the draft AAP 11.
267. The GLA had also commented that the development should achieve the required water efficiency targets for the residential and non-residential uses on site as per London Plan Policy SI.5. The applicant also states that rainwater harvesting will be included at detailed design stage, which is supported and should be secured by an appropriately worded condition.

Fire

268. 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.
A fire engineer registered with the Engineering Council UK through the Institute of Fire Engineers has prepared the submitted Fire statement.
269. The London Fire Brigade was consulted but no response has been received. Whilst this is a 'relevant building', the Health and Safety Executive was not consulted as the applicant was submitted prior to August 2021.
270. The Fire Statement demonstrates how the development would achieve the highest standards of fire safety, including means of escape, fire safety features and means of access for fire service personnel. The Fire Statement confirms that sprinklers would be installed for all buildings, for both residential and commercial uses. Firefighting lifts would also be designed into the development. The provision of a suitably sized evacuation lift is also proposed in line with Policy D5 of the London Plan.
271. 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.

Ground conditions and contamination

272. Given the history and nature of the uses on the site, there is potential for contamination. The submitted Desk study report assessed the potential for contamination and provided preliminary information on the expected ground conditions and preliminary information on foundation options regarding the proposed development of the site. It confirmed that there is considered to be

Moderate/Very low risk of there being a significant contamination linkage at this site, and it is anticipated that remedial works may be required.

273. The council's EPT has reviewed this and recommended a condition to ensure further investigations be submitted and should there be any found contamination then remediation strategy be submitted and that the measures be actioned.
274. Environmental Agency Officers also agree with the findings of the submitted report and raise no objection subject to conditions.

Air quality

275. The site is located in an Air Quality Management Area (AQMA) and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development. Southwark Plan Policy P65 'Improving air quality', states that development should 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.
276. The assessment concludes that there would be a small change in road traffic in the local area, but the impacts will be negligible and would not lead to any exceedances of the air quality objectives. Concentrations of nitrogen dioxide and particulate matter are also below the objectives. The report did not find any unacceptable impact from air quality either to the new sensitive receptors or as a result of the development. The developments meets Air Quality Neutral benchmarks. EPT did not raise any objections on this aspect of the scheme.

Noise and vibration

277. A Noise Impact Assessment has been submitted and reviewed by EPT. It was found to be acceptable and conditions have been recommended including securing internal noise levels, limiting plant noise, and horizontal noise transmission between the proposed commercial and residential uses.
278. It recommends further assessment in respect of acoustics ventilation and overheating. EPT noted that the acoustic report highlights potential issues from the interplay of acoustics ventilation and overheating (AVO) (i.e. closed windows are required for sound attenuation and open windows are required for thermal comfort). The Thermal Comfort report appears to confirm this as it is based on an 'open window' strategy. EPT had sought further details and recommended that the applicant provide blinds for all high risk rooms and that they submit further details of the blinds (in line with CIBSE TM59 requirement).
279. Since those comments, the applicant submitted a revised thermal assessment and looked at different options. The chosen option utilises closed windows with light cream/white internal blinds and improved glazing g-Values. Cooling is also applied to the living/kitchen and bedroom spaces. This would resolve the acoustic issue. (See paragraphs below) The windows would still be openable to allow for purge ventilation.

Agent of change

280. Where new noise- and other nuisance-generating development is proposed close to residential and other sensitive uses, Policy D13 of the London Plan 2021 requires the proposal, as the incoming 'agent of change', to be designed to mitigate and manage any impacts from existing sources on the future users/occupiers. Developments should be designed to ensure that established noise and other nuisance-generating uses remain viable and can grow without unreasonable restrictions placed on them.
281. The proposed development would go from an established light industrial use to a mixed light industrial and residential building. The surrounding area would likely see mixed residential and industrial uses coming forward and it is therefore considered that the subject scheme will not harm the operation of the existing neighbouring businesses and will mitigate any noise generated through the uses through the design of the scheme and thereby complies with London Plan Policy D13.

Sustainable development implications

Energy

282. Policy SI2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 require consideration of decentralised energy networks, Policy SI4 deals with managing heat risk and Policy SI5 is concerned with protecting and conserving water resources and associated infrastructure.
283. Policy P70 of the Southwark Plan sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies but also requires new commercial developments to meet BREEAM 'Excellent'. The policy also states that residential developments must reduce carbon emissions on site (100% on 2013 Building Regulations). The policy also states that non-residential developments must reduce carbon emissions by at least 40% on 2013 Building Regulations. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
284. The applicant has submitted an Energy Strategy Report based on the Mayor's hierarchy. This details how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Be Lean' 'Be Clean' and 'Be Green' measures have been employed in an attempt to achieve the reduction in line with the GLA guidance on preparing energy statements, P70 of the Southwark Plan 2022, and the Southwark Sustainable Design and Construction SPD.

Be Lean (use less energy)

285. 'Be lean' refers to the approach taken by the design team to maximise the positive aspects of the scheme's passive design to minimise the base energy demand of the buildings. As part of this application, key passive ('Be Lean') design features include:

Improved U-values and g-Values as detailed within Section 7

- Improved air permeability
- Improved ventilation performance
- Improved lighting and lighting controls
- Improved system efficiencies

286. The development achieves a 10% reduction (for the domestic element) in overall carbon emissions over Part L 2013, through passive design and energy efficiency measures alone. . For the non-domestic element, there is an estimated reduction in regulated CO2 emissions equating to a 16% reduction.

Be Clean (supply energy efficiently)

287. A connection to a District Heat Network (DHN) provides a supply of low carbon heat to homes, businesses and public buildings. There is currently a single District Heat Network (SELCHP DHN) for Old Kent Road. SELCHP is a waste incinerator in Lewisham, which generates heat, and electricity that can be used to power homes. We support the delivery of further DHNs with low or net zero heat sources that use land efficiently. The draft AAP states that gas boilers are the largest source of carbon emissions within the borough, so new gas boilers in new developments will not be permitted unless they are an interim solution before a low carbon solution is implemented.

288. The network expansion of the SELCHP towards Old Kent Road is currently under development. Funding has been secured to bring forward the scheme from central government and a Local Development Order will be made within the next 9 months, which will secure the necessary consents to lay the pipe network through the Old Kent Road AAP area. Consequently, provision will be made for a future connection to the DHN and safeguarded routes and a safeguarded area will be provided for future connection. This will allow the whole development to connect to the future heat network. The London Heat Map shows that the proposed heat network is to go along St James Road and as such a soft punch point will be included in the design to allow future connection and space and a safeguarded route will be allowed for the plant connection.

289. The scheme design will be future proofed to allow connectivity to the SELCHP DHN when it becomes available in the future and would be secured through the s106 Agreement. At this stage, there would be no on-site Be Clean measures adopted in this scheme. The carbon savings at this stage would be 0%.

Be Green (low or carbon zero energy)

290. ASHP's and Photovoltaic (PV) Panels are the green/renewable energy technologies have been considered suitable for the proposed development. The ASHP's has been suggested for the space heating, hot water and cooling systems. The PV panels would be placed on the roof adjacent to the communal terrace. The ASHP's and PV's are expected to provide a further 55% improvement over Part L 2013 (domestic element). As for the non-domestic element, there would be 35% reduction.
291. The overall regulated CO2 savings on site against a Part L 2013 compliant scheme are therefore 65% for the domestic element and 51% for the non-domestic. In total, the scheme achieves a 64% emission reduction against a Building Regulations compliant scheme.
292. The proposed development complies with the London Plan CO2 savings target of 35% overall. The proposed development also complies with Southwark Plan target of 40% for non-domestic element. However, it does fall short of Southwark's Local Plan target of 100% emission reduction against Building Regulations for the domestic element.
293. As noted above, if the development can connect to the DHN, the savings figure of 64% will substantially increase additional savings. For the development, without connection to the DHN, to achieve the full 'Zero Carbon' target on site a contribution to the Borough's carbon offset fund will be required. The carbon shortfall of 60.74 tonnes CO2 per annum amounts to £173,109. The overall contribution has been agreed with the applicant, and the shortfall amount is secured in the S106 Agreement. The S106 Agreement will also include the obligation of requiring the development to be constructed in accordance with the Energy Assessment and review the feasibility of connecting to the DHN.

Overheating

294. London Plan Policy SI4 and Policy P69 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:
- Minimise internal heat generation through energy efficient design; then
 - Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
 - Manage the heat within the building through exposed internal thermal mass and high ceilings; then
 - Use passive ventilation; then
 - Use mechanical ventilation; then
 - Use active cooling systems (ensuring they are the lowest carbon options).
295. The proposed development has been designed to reduce cooling demand and overheating risks. The submitted energy documents demonstrate that the proposed development residential dwellings and communal circulation spaces

comply with the requirements of CIBSE TM59:2017 when cooling is applied to living/kitchen/dining and bedroom spaces. In order to reduce the energy consumption associated with cooling, external balcony overhangs, internal blinds and reduced g-Value glazing are to be provided to reduce solar gain.

296. Whilst thermal comfort could be achieved when using natural ventilation, the acoustic report produced by RBA Acoustics concluded that acoustic requirements cannot be met with fully opened windows. As such, natural ventilation is not proposed to be taken forward to control thermal comfort. However, it should be noted that openable windows are still required for purge ventilation. No option, other than cooling, allows compliance with the thermal comfort requirements of CIBSE TM59:2017. Given the circumstances, this is acceptable and a condition to secure its installation is recommended, as this forms a key element of the schemes viability case as discussed earlier in this report. .

Whole life cycle and carbon capture

297. London Plan Policy SI2 requires a calculation of whole life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment (WLCA). This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end- of-life dismantling.
298. A Whole Lifecycle Carbon (WLC) assessment has been undertaken for the proposed development. The GLA raises no objection to the assessment. The estimated whole lifecycle carbon emissions of the proposed development have been provided. A whole life cycle monitoring report has been requested by condition.

Circular economy statement

299. Policy GG5 of the London Plan 2021 promotes the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050. Policy D3 requires the principles of the circular economy to be taken into account in the design of development proposals in line with the circular economy hierarchy. Policy SI7 requires referable applications to develop circular economy statements.
300. A Circular Economy Statement has been submitted and addresses those 9 core principles that the GLA has set out in their Circular Economy Statement Guidance, which includes:
- Minimising the quantities of materials used,
 - Minimising the quantities of other resources used,
 - Specifying and sourcing materials responsibly and sustainably,
 - Design for longevity, adaptability or flexibility and reusability or recoverability,
 - Design out construction, demolition, excavation and municipal waste arising,
 - Manage demolition waste,
 - Manage excavation waste,
 - Manage construction waste, and
 - Manage municipal waste.

301. A planning condition requiring a Circular Economy Statement to be agreed in writing by the council prior to commencement of any works on site is recommended. Additionally, a special condition is to be imposed on the decision notice that requires a post completion circular economy report no later than three months following substantial completion of the final residential unit. This report will set out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement.

BREEAM

302. Southwark Plan Policy P69 requires developments to achieve a BREEAM rating of 'Excellent' for non-residential development and non-self-contained residential development over 500sqm. A preliminary BREEAM assessment for the Proposed Development was undertaken. The pre-assessment results demonstrate that the development is being designed to achieve a BREEAM New Construction rating of 'Excellent', in accordance with P69 of the Southwark Plan.

Digital connectivity infrastructure

303. 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. 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.

304. A pre-commencement is attached to the decision notice that requires detailed plans to 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. This is in line with the requirements of Policy SI6 of the London Plan 2021.

Planning obligations (Section 106 Undertaking or Agreement)

305. Southwark Plan Implementation Policy IP3 and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP3 of the Southwark Plan Aims to ensure that any potential adverse impact that makes a proposed development unacceptable will be offset is mitigated by using planning conditions in the first instance. Additionally, and where they meet the required tests, Section 106 legal agreements that either a) mitigates the impact or b) pay the council a financial contribution to enable the council to will be used to mitigate the impact. 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

306. The application would be supported by the following Section 106 obligations:

Planning obligation	Mitigation	Applicant's position
Residential		
Affordable housing monitoring	£132.35 per affordable property, 153 x 132.35 =£20,249.55	Agreed
Affordable housing	Secure 49 as affordable housing. To make the affordable units available before 50% of the private units can be occupied Early-stage viability review	Agreed
Wheelchair housing	Securing and allocation of the wheelchair housing 15 Wheelchair units (3 x Social rented, 2 x Intermediate, 10 Private) To market the private tenure wheelchair units to wheelchair users with appropriate locations and methods	Agreed
Local Economy and Workspace		
Employment (Construction phase)	32 sustained jobs to unemployed Southwark residents, 32 short courses, and take on 8 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution. The maximum Employment and Training Contribution is £154,400 (£137,600 against sustained jobs, £4,800 against short courses, and £12,000 against construction industry apprenticeships).	Agreed

Affordable workspace	Minimum 10% affordable workspace in Class E(g)(iii) use at £12 per sqft inclusive of service charge, insurance and VAT. Appointment of workspace coordinator Employment, Skills and Business Support Plan	Agreed
Transport and Highways		
Public Transport Infrastructure Contribution	<ul style="list-style-type: none"> • Bus contribution of £413,100 (based on £2,700 per home) • A contribution towards the provision of a TfL Cycle Hire Docking Station £7,650 • Three years membership for cycle hire £55,080 	Agreed
Highway works	s.278 works with the highway authority for highway works listed above, upgrade street lighting and traffic management change.	Agreed
Parking permit restriction	This development would be excluded from those eligible for car parking permits under the CPZ operating in this locality.	Agreed
Car club membership	Three year membership to new residents to car clubs operating in the area.	Agreed
Construction management plan review and monitoring	A detailed Demolition and Construction Management Plan (CMP) and a £40 per unit (£6,120) contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.	Agreed
Delivery and Service Plan	Delivery and service plan monitoring of £15,700 (based on £100 per home for uplift, £100 per 500sqm non-residential floorspace).	Agreed
Energy, Sustainability and the Environment		
Futureproofing for connection to District Heat Network (DHN)	Prior to development, an Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed
Achieving net carbon zero	An off-set payment of £173,109	Agreed

	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.	
Archaeology monitoring/supervision fund	Contribution towards cost of providing technical archaeological support (£11,171 for schemes over 10,000sqm)	Agreed
Achieving Greenfield rates	(£366 per cubic metre shortfall against greenfield run off rates)	Agreed
Open space		
Public open space	£156,825 (£205 per sqm shortfall)	
Other obligations		
Detailed design clauses	Securing of Weston Williamson Architects to deliver detailed design unless otherwise agreed in writing	Agreed
Estate Management Plan	Securing plan to ensure management and maintenance of public spaces and equal tenure access to the children's and communal play areas.	Agreed
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total sum. (excluding the DSP and those contributions that are either separate monitoring contributions or a monitoring contribution is already being collected for this particular obligation)	Agreed

307. In addition to the financial contributions set out above, the following other provisions would be secured:

- Marketing, allocation and fit out of the commercial units to include lighting, cooling, heating, toilet, kitchen and three phase power supply.
- London Living Wage – best endeavours to being offered to all staff employed in the commercial units as well as workers during the construction period;
- Workspace Specification (including full M&E fit out);
- Triggers securing Practical Completion of workspace;
- Affordable Workspace Management Plan, including marketing requirements;
- 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

- 24/7 public access of the new pedestrian route on completion of the masterplan to the west of the site.
 - Details of the community room including booking system
308. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
309. In the event that a satisfactory legal agreement has not been entered into by 30 April 2023, it is recommended that the director of planning and growth refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable workspace and mitigation against the adverse impacts of the development through projects or contributions in accordance with Policy IP3 ‘Community infrastructure levy (CIL) and Section 106 planning obligations’ of the Southwark Plan (2022), and London Plan (2021) policy DF1 ‘Delivery of the Plan and Planning Obligations’, as well as guidance in the council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and Southwark Community Infrastructure Levy (CIL)

310. 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 investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
311. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the submitted CIL form 1 (dated 08-July-2022), the gross amount of CIL is approximately **£4,099,200.00** (pre-relief). Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief of approximately £1,319,684.04 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be **£2,779,515.96** net of relief. It should be noted that this is an estimate, floor areas will be measured and checked when related CIL Assumption of Liability and Relief Claim Forms are submitted, after planning approval has been secured.

OTHER MATTERS

312. None.

STATEMENT OF COMMUNITY INVOLVEMENT

313. Consultation was carried out by the applicant prior to the submission of the planning, and during the consideration of the application. The consultation undertaken was carried out with the local community and key stakeholders from

the area. This is summarised in the tables below, which are taken from the submitted Statement of Community Involvement.

Table: List of meetings and events

Meetings	Date	Attendees
The Old Kent Road Community Review Panel	23rd November 2020	Community Review Panel
A newsletter giving details of the scheme and directing local residents to our dedicated website	Posted (1st Class) Monday 22nd March 2021. Delivered on Tuesday 23rd March 2021.	2734 copies of the newsletter were posted to the homes and businesses
Meeting with the Old Kent Road ward councillors	1st April 2021	Ward Councillors, officers, architects, agent, applicant.
March/April Online Public Consultation. A dedicated website went live loomfactory.wh atyouthink.co.uk	Tuesday 23rd March 2021 – Tuesday 13th April 2021.	Public

314. A number of local community groups and residents' associations were also contacted, but no response were received.
315. Of the 2,734 addresses that were sent a newsletter giving details of the consultation, 32.7% visited the website. However, of the residents who visited the website, only 3.4% completed the survey, with 2.7% leaving further comments. 94 respondents completed a survey. The survey had 5 main questions.
316. Of the 895 people who visited the website during the consultation process –
- 3.5% were supportive of the principle of development.
 - 2.1% were supportive of the architecture of the scheme.
 - 3.4% were supportive of the affordable homes provision.
 - 4.1% were supportive of the re-provision of the artists' quarter and commercial/industrial units.
 - 5% were supportive of the new route through the site.
317. The Applicant has provided responses to the main issues raised by Residents and Stakeholders in the SCI, which were mainly:

- Impact of construction;
- Height and massing (excessively tall and bulky);
- Impact on residential amenity (daylight/sunlight/privacy);
- Strain on public transport;
- Increase in local traffic and result in worse air quality.

Human rights implications

318. This planning application engages certain human rights under the Human Rights Act 1998 (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.
319. This application has the legitimate aim of delivering commercial and residential 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 on planning issues

320. The major redevelopment of the site is supported and welcomed. The principle of a commercial/office scheme with housing on the site would be in line with policy aspirations within the draft OKRD AAP and OKR 11, and the site allocation NSP67 within the Southwark Plan.
321. Whilst the quantum of commercial floorspace is slightly below the existing, the internal servicing yard is much improved and is not included in that net internal area. The quality of the new space compared to the existing site, along with the introduction of Affordable Workspace to the ground floor unit is considered to be a major benefit of the scheme. The number of full time employees would increase on the site.
322. Recognising the changing character and uses carried out in the immediate area, it is not felt that any harm to existing businesses would arise by the introduction of housing. In light of this, it is considered that the principle of the proposed development should be supported in this instance.
323. The proposal would deliver a good standard of accommodation and would address the majority of standards as set out in the residential design standards. Each flat would have its own private balcony and there would be policy compliant communal amenity space and playspace. The overall mix of units would comply with the Southwark Plan policy and the affordable housing mix would have more family-size dwellings, including 4 bed flats
324. The building height proposed would represent a step change in the existing scale of the area, but as an Opportunity Area site, it is considered that the height proposed would be in accordance with the objectives of the London Plan, Southwark Plan and draft OKRD AAP in that it would optimise the development potential of the site without harming the character of the surrounding area and would help deliver the masterplan aspirations of the OKRD AAP. As such, the

proposed height would be compatible with the emerging townscape and heights of buildings. The design and materiality is considered to respond well to the existing character and surrounding context and the design guidance of the OKRD AAP.

325. The impacts of the scheme on neighbouring properties in relation to daylight and sunlight would not result in detrimental harm to the living conditions of neighbouring occupiers. Furthermore, in many cases, where the results would not satisfy the BRE Guidelines, the retained levels would be within the range considered acceptable for an urban location. It is not considered that the loss would be significant. Any overlooking to neighbouring occupiers is minimised.
326. The improved public realm around the site and increased public permeability through to the future Six Bridges Estate is considered to be a public benefit. The refurbishment of the Roca building would bring this part of St James's Road back to life and provide a quality play area.
327. The proposed landscaping results in an increased UGF score of 0.41 meeting the London Plan target. Furthermore, biodiversity proposals would result in a net gain.
328. The proposal would provide cycle parking on site and upgrade the public realm, which would improve the pedestrian experience along this part of St James's Road.
329. The scheme would be designed to minimise environmental effects and adequate mitigation measures would be in place, which would be secured by conditions.
330. The scheme would achieve 64% carbon emission reduction site-wide against a Building Regulations compliant scheme, which is positive when compared with the extant scheme and would allow for a connection to the emerging DHN.
331. It is therefore recommended that planning permission be granted subject to conditions, and the applicant entering into a Section 106 Legal Agreement under the terms as set out above.

Consultation responses from external and statutory consultees

332. Greater London Authority (GLA) had made the following comments based on the scheme originally submitted. They did not provide revise comments at Stage 1. The GLA would provide any further comments in the Stage II report. Below are the key issues:

- The principle of land use of housing, re-provision of employment space, and the provision of two new parks is supported subject to the application being able to be accommodated within the agreed limit on development.
- Supportive of the affordable housing offer and is considered possible to follow the fast track route.
- The proposed uses are in line with the Area Action Plan OKR11 Sub Area and comprise residential development, industrial and commercial space, a community room, a new community play area, and a new public route

through the site, which allows for future connectivity and permeability with the future emerging context. The proposals also look capable of successfully accommodating these uses with sufficient flexibility to allow for future change.

- The height of Building A is in keeping with the nearby Chancellor House to the south-east but are notably taller than the existing site building(s) and the immediate context. Over time, as the density of the area intensifies, the scale of the built form will sit well within the broader planned heights of the AAP tall buildings strategy of up to 40 storeys towards the south of the site. The tallest building – Building A - will mark a place of local importance and help assist wayfinding strategically in the short term, and locally in the longer term once the broader future masterplan emerges.
- The proposals work well in this transition site between the super block of the rebuilt Six Bridges estate and the finer grain of the historic buildings to be retained on St James's Road' as set out in the OKR AAP. The impact on the skyline, local context and surrounding communities has been carefully considered.
- GLA officers agree with the conclusions in the TVIA.
- The retention and upgrade of 330 St James's Street / Rocca Building – noted to be a building of 'Townscape Merit' in the AAP is supported.
- The architectural quality is thought to be well considered with the well documented site and context history offering logical prompts for materiality, fenestration and façade treatments that are appropriate to the local setting.
- The applicant should provide further justification as to why they are unable to provide the full private amenity space, particularly where some of the units only provide 4sq m or 6 sqm and single aspect and are within the affordable tenure mix.
- Further information should also be provided in relation to overheating to ensure acceptable conditions for the single aspect dwellings.
- The proposed scheme has a very high percentage of site coverage with little to nil building setbacks to the existing St James's Road or the future AAP proposed route to the west. Consideration should be given to whether there are further opportunities to for upgrading the proposed streetscape on St James's Road to provide trees or soft landscaping elements.
- The proposed width of the east-west play route / connection also appears narrow and the 'sunlight studies' within the landscape planning statement demonstrate how little direct sunlight this east-west connection will therefore receive.
- With hard landscaping occupying about 50 per cent of the width of the link, the applicant must ensure that this space is not "working too hard" and provides a high quality and durable environment for all.
- Doorstop play for 0-4 year olds should be prioritised and the council should secure a financial contribution for any shortfall.
- The application is supported by a Fire Safety Statement, which demonstrates that the majority of the requirements are addressed. The applicant should confirm that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
- Concluded that the proposed development would result in less than substantial harm to the heritage assets themselves or their settings.

- It is understood that this site is identified as being in phase 1 (pre BLE). The need for a Grampian s106 obligation that would restrict implementation will need to be assessed at the planning application stage in light of the number of homes permitted by Southwark in the AAP area, at the time, in relation to the agreed limit on pre BLE development.
- Informed by the applicant's Active Travel Zone (ATZ) assessment and TfL's and Southwark's own work, appropriate mitigation of the development's impact and support active travel is justified. This should include refreshed and/or new Legible London signs. The proposed route through the site should be secured as public access 24/7. Active Travel Zone improvements are required.
- A contribution of £2,700 per residential unit is sought towards improvements to the bus network over a five-year initial period, commensurate with the impact of the development.
- Whilst the quantum of short and long stay cycle parking meets the minimum London Plan standards, the proposals do not accord with London Cycle Design Standards (LCDS), as also required by Policy T5.
- In line with the agreed approach in the Old Kent Road area a s106 contribution at a tariff of £50 per home should be secured towards the expansion of the TfL cycle hire network. To further support sustainable travel free membership of the scheme should be secured.
- Clarification should be provided as to how the demand for parking from disabled people could be met over and above this outset 3 per cent. If this is not possible, the applicant should meet this demand by encouraging other active modes such more disable cycle parking, increased contribution to bus network for step free access and /or further public realm improvements.
- The Class E use is also to be car-free and proposes two disabled persons' parking spaces, one on site and one on-street. Consideration should be given to removing the on-street space to reduce vehicle domination.
- To reduce vehicle domination and improve vulnerable users' safety and comfort consolidation of access into one should be actively considered.
- The council should confirm that the on-street arrangements for refuse collection are sufficient and if the proposed on street deliveries by larger vehicles and for those buildings not close to the shared service area/disabled persons' parking are acceptable.
- Separate note on energy is provided which goes into detail the technical requirements and further assessments required including overheating, modelling output sheets, connection to DHN as priority and confirming the carbon shortfall.
- No Whole Life-cycle Carbon (WLC) assessment has been submitted.
- A Circular Economy Statement has not been submitted.
- The applicant should review the urban greening proposed, seeking to improve the quality or quantity, to increase the application's UGF.
- The applicant should revise the drainage strategy to incorporate above-ground green SuDS to provide water quantity, quality, biodiversity, and amenity benefits.
- No water efficiency information has been provided for the residential components of the development.
- A ventilation strategy should therefore be produced which shows how exposure to poor air quality has been minimised.

Officer comment: Most of the comments above have been discussed in the main body of the report. The applicant had also addressed the majority of these (including those not listed above). The scheme has evolved since those comments. The applicant has submitted the various supporting documents required by the GLA and has improved the cycle parking provision. Conditions for cycle parking and conditions regarding WLC, CES and Energy have been secured by condition. A ventilation strategy could be secured by a condition.

333. Transport for London have made the following comments:

- As it stands, there is still space within the Phase 1 cap, but TfL continue to monitor the development projections, progress of applications and the number of units permitted. Grampian conditions will be applied to applications once the cap is met.
- A contribution of £2,700per residential unit has been requested from all developers, to be able to increase capacity to mitigate the developments.
- To promote sustainable travel and offer walking routes in the future, TfL's request to maintain 24/7 access to be secured through the s106 remains. The Healthy Streets indicators to create a quality pedestrian environment should be considered in the landscaping plan for this route.
- Content that the numerical standards applicable to the previous London Plan are met and that we can accept that in this case in recognition of the constraints
- LCDS is clear that not everyone can use two-tier racks, and that more accessible stands should be provided for them (and this is separate from the requirement to provide stands for wider/larger cycles).
- An accurate, to-scale drawing should be provided to TfL prior to Stage 2 to assess compliance with the LCDS and Policy T5. It is recommended that compliance with the LCDS is also secured through a cycle parking condition.
- A commitment to providing step-free access across the site should be provided in the Car Parking Management Plan, secured through condition.
- Further discussions between the applicant and Southwark is recommended to consider the improvements identified in the updated ATZ assessment, particularly those highlighted along route 2 (South Bermondsey), where contributions towards improving the walking and cycling environment should be secured.
- A Construction Logistics Plan (CLP) including appropriate arrangements during site clearance should also be secured by condition and accord with Policy T7.
- A full Travel Plan should be secured through the appropriate mechanism in line with Policy T4.

Office Comment: Much of the above have been discussed in the main section of the report. The applicant had also met with TfL to go through some of the details in particular the cycle parking standards and that has been found acceptable. In terms of the contributions and conditions requested, these would be secured. The applicant argued that the proposed development would generate low rail use that could not justify the improvements to the route to South Bermondsey train station. The intention of producing a Healthy Streets compliant assessment is to identify

weaknesses and opportunity for improvements to the surrounding area, however it does not mean that the developer is to fund all potential improvements identified, particularly as the usage of such facilities may be very limited, given the scale of the individual development. Officers agree with this.

334. Environment Agency had made the following comments:

- consider that planning permission could be granted to the proposed development as submitted if the suggested planning conditions are included.
- there is a moderate risk of contamination and that further investigation is required.
- The proposed development will only meet the requirements of the NPPF if the following measure as detailed in the Flood Risk Assessment by Elliott Wood (dated 16 April 2021; ref.2200111) submitted with this application is implemented and secured by way of a planning condition on any planning permission.
- Recommend that flood resistant and resilient measures are incorporated in to the design and construction of the development proposals, where practical considerations allow, using guidance contained within the Department for Communities & Local Government (DCLG) document 'Improving the flood performance of new buildings: flood resilient construction'.

Officer Comment: The above is noted and conditions and informatives will be secured.

335. Arqiva responded and confirmed no objections to the application.

336. Metropolitan Police Design Advisor:

A meeting was held with the design team dealing with this development at which the principles of Secured by Design were discussed. It is encouraging to see that the designers have considered Secured by Design, this will result in a positive impact upon the development from a safety and security perspective. 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 very few alcoves or secluded areas that are often crime and ASB generators. Planted areas should be well lit and not planted too densely as weapons are often stashed in dense planting. The bottom of tree canopies should be maintained to be no lower than 2m and ground planting should not be allowed to grow any higher than 1m to ensure good lines of sight across the development are maintained. Lighting in the areas of public realm around the building should be designed to comply with public realm lighting standard BS 5489:2020.

Careful consideration should be given to how the play area will be lit and access rights/times of opening for use. These areas can become attractive for those wishing to commit crime or ASB if they are not secured at appropriate times. Each

floor should only be able to be accessed by persons who live on that floor or legitimate visitors to that floor.

Officer Comment: This is noted and conditions securing Secure by Design measures are recommended.

337. National Air Traffic Safeguarding Office had commented.

The development does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

338. Natural England had commented and made no objections.

339. Thames Water had made the following comments:

- Would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Should the Local Planning Authority be minded to approve the planning application, Thames Water would ask the following informative on Groundwater Risk Management Permit be attached to the planning permission.
- With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water there would be no objection.
- The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the condition in relation to piling be added to any planning permission.
- Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, there would not be any objection to the above planning application, based on the information provided.
- Water Comments. Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water requested that a condition in relation to additional flow/phasing plan be added to any planning permission.
- The proposed development is located within 15m of a strategic water main. Thames Water request that a condition relating to piling be added to any planning permission.
- The proposed development is located within 15m of our underground water assets and as such would like an informative be attached to any approval granted.

Officer Comment: The above is noted.

340. Community Review Panel

The scheme was presented to the Community Review Panel (CRP) at pre-application stage and their comments are summarised below:

- The panel is encouraged by the quality of design at this early stage, and makes a number of comments intended to assist further development of the proposals.
- The applicant's positive approach to understanding the needs of the local community is appreciated, and the panel endorses the need to carry out a programme of consultation to inform development of the scheme, including on the height of the tallest element.
- Further consideration of how tenures can be mixed, rather than separated, would be beneficial. The design team should consider in greater detail the nature of the proposed light industrial uses to ensure spaces suit a range of occupiers.
- There is broad support for a public route through the development; but the panel voices some concerns about the safety and security of publicly accessible areas. It also questions whether the public realm can accommodate all the types of activity proposed. While a connected street has benefits, it is unlikely to become a well-used through route until adjacent development takes place, and there is a risk that it could feel unsafe to residents after dark. A balance should be sought between enabling access, and creating an environment that feels safe.
- The panel feels that the podium space needs further thought to ensure it caters for all the activities proposed, and for all residents. Areas intended for different types of activity are located close to one another, for example grassed areas for relaxation adjacent to areas for children's play, and it is important that these can co-exist.
- The panel encourages the team to meet exemplar, rather than minimum standards on space, light, and noise insulation.
- The panel has particular concerns about the possible impact of noise – from flat to flat, and between the light industrial areas, the residential units and the amenity spaces – and asks that this be considered carefully.
- As well as the new public route, the panel suggests it is also important that the development's frontage on St. James's Road is activated, as it forms part of an important link between Old Kent Road and Southwark Park Road.
- The panel suggests that options should be explored to reduce the height of the tallest element. These could include bridging the public route with an archway element with accommodation above, which could enable a reduction in the number of storeys.
- The panel expresses a range of opinions about the overall design of the scheme and the proposed materials. It would welcome an architectural approach that seeks to create a balance between a distinctive design, which distinguishes the development from other recent blocks in the area, and one that reflects the architectural context.
- The panel also admires the proposed use of arches, and suggests they could be also included in the St. James's Road frontage.
- It was suggested that studio flats do not, in general, provide satisfactory accommodation, and their provision should be reconsidered.
- The panel suggests that the podium space may be under-used in the colder months of the year, and that an indoor/outdoor space could be created to maximise amenity all year round.
- The panel suggests consideration is given to providing other types of non-commercial space that will benefit residents and contribute to building a

functioning community. Options could include a youth club, community centre, or a co-working space. A Post Office would also be valued facility by the wider neighbourhood.

- The panel feels that the quality of the industrial spaces will prove key to the successful activation of the development.
- The panel suggests that it is not realistic to assume that all those working on the site will live within walking distance, and that parking provision will be needed for those who will drive to work.
- The panel suggests that cycle routes should be considered along St. James's Road, in discussion with Southwark Council, to create a more cycle-friendly context for the scheme.
- The panel looks forward to further detail on the provision of solar or other forms of renewable energy in the development.
- The panel supports the provision of local engagement programmes, including the potential for the creation of construction jobs during this phase of the scheme's development.

Officer comment: Much of the scheme has evolved from the above comments, but do take on board the CRP's views such as making the public route safer, adding de-sign features to break down the height and massing. The applicant has attempted to address most of the above and Officers have discussed this in the main body of the report.

Internal consultees

341. The advice received from other Southwark Officers has been detailed in the relevant sections contained within this report.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

342. None.

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 5729 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Relevant planning history
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Wing Lau, Team Leader	
Version	Final	
Dated	22 November 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		1 December 2022

APPENDIX 1

RECOMMENDATION

Applicant SOUTHWARK COUNCIL
Application Type Full Planning Application

Recommendation Grant subject to s106 agreement

Case Number 21/AP/1667

1

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

At: 310-330 St James's Road, Southwark, SE1 5JX London

In accordance with application received on

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PL-857-0010-Proposed Site Plan_RevB

PL-857-0011-Proposed Site Wide Ground Floor Plan with Wider Context_RevD

PL-857-0020-Proposed Podium Basement Floor Plan

PL-857-0021-Proposed Podium Ground Floor Plan_RevD

PL-857-0022-Proposed Podium Mezzanine Floor Plan_RevA

PL-857-0023-Proposed Building A & B Level 01 Plan_RevB

PL-857-0024-Proposed Building A & B Level 02 Plan_RevA

PL-857-0025-Proposed Building A & B Level 03-04 Plan_RevA

PL-857-0026-Proposed Building A & B Level 05 Plan_RevA

PL-857-0027-Proposed Building A & B Level 06-10 Plan_RevA

PL-857-0028-Proposed Building A & B Level 11 Plan_RevA

PL-857-0029-Proposed Building A & B Level 12-15 Plan_RevA

PL-857-0030-Proposed Building A Level 16 Plan_RevA

PL-857-0031-Proposed Building A Level 17 Plan_RevA

PL-857-0032-Proposed Building A & B Roof Plan_RevB

PL-857-0040-Proposed 330 St James and Building C Ground Floor Plan_RevC
PL-857-0041-Proposed 330 St James and Building C First Floor Plan_RevB
PL-857-0042-Proposed 330 St James and Building C Second Floor Plan_RevB
PL-857-0043-Proposed Building C Level 03-05 Plan_RevA
PL-857-0044-Proposed Building C Level 06 Plan_RevA
PL-857-0045-Proposed Building C Level 07 Plan_RevA
PL-857-0046-Proposed Building C Roof Plan_RevB
PL-857-0047-Proposed Site Wide Roof Plan_RevC
PL-857-0050- Proposed Building A & B North Elevation RevA
PL-857-0051-Proposed Building B & C East Elevation_RevB
PL-857-0052-Proposed Building A & B South Elevation_RevB
PL-857-0053-Proposed Building B & C West Elevation_RevA
PL-857-0054-Proposed Building A & 330 St James's Road East Elevation_RevA
PL-857-0055-Proposed Building C & 330 St James's Road North Elevation_RevA
PL-857-0056-Proposed Building C & 330 St James's Road South Elevation_RevA
PL-857-0057-Proposed Building A & 330 St James's Road West Elevation_RevA
PL-857-0058-Proposed Context Elevations_RevA
PL-857-0060-Proposed Section AA_RevA
PL-857-0061-Proposed Section BB_RevB
PL-857-0062-Proposed Section CC_RevA
PL-857-0063-Proposed Section DD_RevA
PL-857-0070-Building B Typical East Bay Elevation and Section_RevB
PL-857-0071-Building B Typical West Bay Elevation and Section_RevA
PL-857-0072-Podium Typical South Bay Elevation and Section_RevA
PL-857-0073-Building A Typical East Bay Elevation and Section_RevA
PL-857-0074-Building C Typical East Bay Elevation and Section_RevA
PL-857-0080-Building B Typical East Bay Elevation and Section Detail
PL-857-0081-Building B Typical West Bay Elevation and Section Detail
PL-857-0082-Podium Typical South Bay Elevation and Section Detail

PL-857-0083-Building A Typical East Bay Elevation and Section Detail

PL-857-0084-Building C Typical East Bay Elevation and Section Detail

PL-857-0085-Building C Typical North Bay Elevation and Section Detail

857-00004-Whole Development GIA Schedule_RevB

857-00001-Accommodation Schedule by Units_RevB

Permission is subject to the following Time Limits:

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

Reason:

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

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

- 3 DEMP and CEMP

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

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o 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',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o 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 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.

4 Archaeological Evaluation

Before any work hereby authorised begins, excluding demolition to ground slab level and site investigation works, 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.

5 Archaeological Mitigation

Before any work hereby authorised begins, excluding demolition to slab level, archaeological evaluation and site investigation works, 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.

6 Archaeological Pre-commencement Foundation and Basement Design

Before any work, hereby authorised, excluding demolition to slab 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.

76 Site Contamination

Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users, controlled waters, or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) 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.

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

Reason:

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

8 Detailed Drainage Design

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The

strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Sustainable Drainage Strategy (30.11.2021) and subsequent accompanying information. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason:

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

9 Ecology Enhancement Strategy

Prior to any development commencing (including demolition), an ecological watching brief shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. All of the measures for the mitigation of impact and enhancement of biodiversity set out in the submitted Biodiversity Impact Assessment by Greengage and Preliminary Ecological Appraisal and Bat Building Survey by Ambiental, shall be implemented prior to 90% of the residential dwellings are occupied.

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).

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

10 Fit Out of Class E (g) (iii) Units

Before any work above grade hereby approved begins, full particulars and details of a scheme for the fit out of the premises to an appropriate level for E (g) (iii) use shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, the inclusion of sprinkler systems for fire safety purposes and the provision of kitchen and toilet facilities. This should also include details of the goods lifts. The development shall not be

carried out otherwise than in accordance with any approval given, and practical completion of the E (g) (iii) fit out shall be at the same time, or before the practical completion of the residential component.

Reason:

In granting this permission, the Local Planning Authority has had regard to the special circumstances of this case in accordance with P30 Office and Business Development of the Southwark Plan 2022, Policy E7 Industrial intensification, co-location and substitution of the London Plan 2021 and The National Planning Policy Framework 2021

11 Hard and Soft Landscaping

Before any work above grade hereby approved begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and 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. Details shall also include the play equipment, wet play, sand play, space to grow food and plants and sufficient seating. The principles of the play and communal amenity space shall follow the principles of the Planning Addendum Playspace and Landscape Rev 4.

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, 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 Prior to works commencing, full details of all proposed planting of a minimum of 37 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections with soil volume calculations, planting and maintenance specifications and confirmation of location, species, sizes, nursery stock type and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason:

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.

13 Biodiverse Green Roofs

Before any work above grade hereby approved 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(s) 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.

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

14 Landscape Management Plan

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas including the new east-west pedestrian route and ground floor play space (except privately owned defensible space), shall be submitted to an approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

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

15 Swift Bricks

Details of swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade façade works of development commencing.

No less than 12 swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

Reason:

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

16 Materials Schedule and On-Site Presentation of Samples

Before any façade works of development hereby authorised begins:

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, 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.

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 Wheelchair housing

Prior to the commencement of works above grade, the developer shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans for that phase 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(a) 'accessible and adaptable':- 12 units

M4 (Category 3(b) 'wheelchair user dwellings'.- 3 units

Reason:

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

18 Digital Connectivity

Prior to any above grade works for each phase 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 that phase of development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To comply with SI 6 of the London Plan 2021.

19 Lifts

Prior to commencement of works above grade of development hereby approved, 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 within that phase of development. Once approved, the development shall be constructed in accordance with the approved drawings and maintained for as long as the development is occupied.

Reason:

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

20 Secure By Design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and 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 and Southwark Plan 2022 policy P16 ('Designing out crime').

21 Cycle store

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking 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.

22 Refuse Storage Facilities

Before any above grade work hereby authorised begins details and drawings of the facilities to be provided for the refuse storage arrangements for the commercial units 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.

23 Ecological Mitigation and Management Plan

Prior to the commencement of works above grade for any part of the development, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. The EMMP shall detail appropriate and proportionate measures to safeguard protected and priority species.

The features shall be installed within 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 plan shall also set out (where the results from monitoring show that conservation aims and objectives of the EMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved development. The approved plan will be implemented in accordance with the approved details.

Ecological mitigation shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

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

24 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.

25 Flow Rates

Before any work above grade hereby authorised begins, the specific flow rates for the sanitary ware and water consuming appliances for each of the dwelling types shall be provided to the Local Authority for approval in writing. All dwellings shall be designed to meet 105 litres per person per day (internal water usage), which is equivalent to the 'optional' requirement of the Building Regulations Part G (105 litres/person/day for internal water usage plus 5 litres/person/day for outdoor external usage = 110 litres/person/day). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the development complies with the National Planning Policy Framework 2021, Southwark Plan 2022 P67 (Reducing Water Use) and Policy SI 5 (Water Infrastructure) of the London Plan 2021.

26 Wind mitigation measures and boundary treatment

Before any work above grade hereby authorised begins, details of all boundary treatment on the podium and ground floor play space and pedestrian route shall be submitted and approved in writing by the Local Planning Authority. The wind mitigation measures specified in the approved Pedestrian Wind and Environment Study (dated March 2022) and the boundary treatment shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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.

27 Mosaic Design

Before any work above grade hereby authorised begins, details of the mosaic and art work to be provided on the ground and first floor elevations. Once approved, the development shall be constructed in accordance with the approved drawings and maintained for as long as the development is occupied.

Reason:

To 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.

28 Glare

Prior to the commencement of any above grade works details of the specification of glass with an appropriate reflectivity, demonstrating that levels of glare would be reduced to a tolerable level at all times, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

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 Southwark Plan 2022 policies P56 ('Protection of amenity').

29 Residential Soil stacks

Before any work above grade hereby authorised begins, details of the routing of residential soil stacks through the ground and first floor commercial spaces to ensure that these would not be run along the ceiling soffits of those spaces shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In granting this permission, the Local Planning Authority has had regard to the special circumstances of this case in accordance with P30 Office and Business Development of the Southwark Plan 2022, Policy E7 Industrial intensification, co-location and substitution of the London Plan 2021 and The National Planning Policy Framework 2021.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council

before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

30 Car Free Marketing

Prior to occupation of any part of the development, 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.

Reason:

To ensure compliance with P54 of the Southwark Plan 2022.

31 Circular Economy Post Completion Report

Prior to occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase 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.

Reason:

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

32 Whole Life Cycle

Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building 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 for that phase 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.

Reason:

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

33 External Lighting

Prior to occupation of the development, 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 for that phase 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 of 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.

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').

34 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.

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.

35 Residential - Vertical sound transmission between potentially loud commercial and residential properties on refurbishment

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

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.

36 Plant Noise

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

To ensure that 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.

37 Urban Greening Certification

a) Prior to first occupation of 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 0.27.

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 0.27 has been met.

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.

38 Drainage Verification Report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Sustainable Drainage Strategy (30.11.2021) and subsequent accompanying information, and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason:

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

39 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.

40 Electric Vehicle Charging Points

Prior to first occupation of the development hereby approved, the installation of active electric vehicle charger points for all spaces within the car parking area shall be installed and shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with P54 Car Parking of the Southwark Plan 2022 and Policy T6 Car Parking of the London Plan 2021.

41 Water network

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

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

42 Ventilation and Cooling

Prior to first occupation of any part of the development hereby consented, the cooling units (Zeroth by Dimplex Heat Pump) and the mechanical ventilation shall be installed within the development in accordance with the approved Residential Thermal Comfort Assessment. These shall be maintained for as long as the development is occupied.

Reason:

In accordance with London Plan 2021 Policy SI4 and the Southwark Plan 20222 and Policy P69.

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

43 Air Quality

The development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment produced by Air Pollution Services.

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.

44 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 Piling Method Statement

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

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

46 Hours of use

The Class E uses hereby permitted shall not be carried on outside of the hours 07:00 to 23:00 on any day.

Reason

To safeguard the amenity of neighbouring residential properties 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.

47 Land Use

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 Class E(g) uses. At least 1,615sqm of the Class E use shall be light industrial Class E(g)(iii) in both blocks A, B and C.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2021.

48 Fire Safety Strategy

The development hereby consented shall not be carried out other than in accordance with the approved Stage 2 Fire Strategy updated July 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.

49 Energy Efficiency

The development hereby permitted shall be constructed in accordance with the approved Energy Strategy Rev 5 dated 02/02/2022. 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.

50 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.

51 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.

52 Residential accommodation

The residential accommodation hereby approved shall not be occupied until the ground and first floor commercial units have been fitted out in accordance with the approved E class fit out details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring residential properties do not suffer a loss of amenity by reason of noise nuisance from fit out works after residential accommodation has been occupied, in accordance with the National Planning Policy Framework 2021 and Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes).

53 Water pollution

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant

unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

54 Piling

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

Reason:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue.

55 Finished floor levels

The first floor finished floor level must be set no lower than 8.92 metres above Ordnance Datum (mAOD), in line with the submitted 'Proposed Section AA' (dated 29 April 2021, ref.PL-857-0060).

Reason:

To reduce the risk of flooding to the development and occupants.

Special condition(s) - the following condition(s) are required post completion of relevant condition imposed in other sections of this decision notice

56 Archaeological Reporting

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.

Informative notes to the applicant relating to the proposed development

THAMES WATER

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

Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.

Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

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>.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, 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>

FLOOD RESISTANCE AND RESILIENCE

2. We recommend that flood resistant and resilient measures are incorporated in to the design and construction of the development proposals, where practical considerations allow, using guidance contained within the Department for Communities & Local Government (DCLG) document 'Improving the flood performance of new buildings: flood resilient construction'.

APPENDIX 2**RELEVANT PLANNING POLICY**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 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 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 D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications

Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing

Policy H10 Housing size mix

Policy 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 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 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 inequalities

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

P21 Conservation of the historic environment and natural heritage

P23 Archaeology

P28 Access to employment and training

P30 Office and business development

P31 Affordable workspace

P44 Broadband and digital infrastructure

P45 Healthy developments

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)

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

RELEVANT PLANNING HISTORY

Relevant Site History

There is substantial planning history on this site, but the most relevant planning history on this site are:

10/AP/0838 Application type: Full Planning Application (FUL)

Use for Classes D1 & D2 purposes: Offices, Training Centre, Banqueting Hall, Conference, Seminar & Meeting Hall, Creche.

Decision: Refused 21.06.2010

10/AP/3025 Application type: Full Planning Application (FUL)

Change of use to D1/D2 involving banqueting, conference, seminar, meeting and training facilities, creche and associated offices.

Decision: Refused 28.03.2011

14/AP/0347 Application type: Full Planning Application (FUL)

Temporary change of use for 3 years from mixed business uses to a place of worship and other uses within Use Class D1 (non-residential institutions).

Decision: Refused 30.06.2014

20/AP/3797 Application type: EIA Screening

Request for EIA screening opinion for the redevelopment of the site to provide mixed-use, residential-led development.

Decision: Not required 06.01.2021

20/EQ/0078 - Received April 2020

Pre application advice for demolition of the existing buildings to provide 110 apartments and approximately 1.000sqm commercial floorspace.

APPENDIX 4**CONSULTATION UNDERTAKEN**

Site notice date: 23.05.2021

Press notice date: 20.05.2021

Case officer site visit date: 08.02.21

Neighbour consultation letters sent: 27.05.2021 and 29.09.2022

Internal services consulted

Archaeology

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Section 106 Team and CiL team

Public Health

Local Economy

Statutory and non-statutory organisations

Environment Agency

Greater London Authority

Transport for London

Metropolitan Police Service (Designing Out Crime)

Thames Water

National Grid

National Air Traffic Safeguarding

London Fire & Emergency Planning Authority

Natural England

Arqiva

Neighbour and local groups consulted

Flat 11 276B St James Road London Southwark SE1 5

Selco Builders Warehouse Six Bridges Trading
Estat

Flat 9 276B St Jamess Road London Southwark
SE1 5J

St James Studio 330 St Jamess Road London
Southwar

Unit 1 The Old Bike Shed 330-334 St Jamess Road
Lo

Flat 1 The Studio 330 St Jamess Road London
Southw

Flat 2 The Studio 330 St Jamess Road London
Southw

Ground Floor Unit 1 St James Industrial Mews 276
S

Unit 5 St James Industrial Mews 276 St Jamess
Road

32 Chevron Apartments 294 St Jamess Road
London So

Unit B4 Six Bridges Trading Estate Marlborough Gro

Flat 3 276B St Jamess Road London Southwark
SE1 5J

16 Culloden Close London Southwark SE16 3JH

Flat 2 Wetton House 278 St Jamess Road London
Sout

Flat 12 Archers Lodge 17 Culloden Close London
Sou

10 Fallow Court Argyle Way London Southwark
SE16 3

7 Chevron Apartments 294 St Jamess Road London
Sou

Flat 6 Archers Lodge 17 Culloden Close London
Sout

1 Culloden Close London Southwark SE16 3JH

12 Fallow Court Argyle Way London Southwark
SE16 3

282 St Jamess Road London Southwark SE1 5JX

29 Chevron Apartments 294 St Jamess Road
London So

Flat 7 Wetton House 278 St Jamess Road London
Sout

9 Culloden Close London Southwark SE16 3JH

Flat 1 Wetton House 278 St Jamess Road London
Sout

Flat 11 Archers Lodge 17 Culloden Close London
Sou

Flat 8 Archers Lodge 17 Culloden Close London
Sout

Flat 3 Archers Lodge 17 Culloden Close London
Sout

3 Culloden Close London Southwark SE16 3JH

11 Fern Walk London Southwark SE16 3JD

Unit A Six Bridges Trading Estate Marlborough Grov

290 St Jamess Road London Southwark SE1 5JX

18 Chevron Apartments 294 St Jamess Road
London So

13 Chevron Apartments 294 St Jamess Road
London So

Flat 13 Wetton House 278 St Jamess Road London
Sou

4 Fern Walk London Southwark SE16 3JD

Flat 20 Archers Lodge 17 Culloden Close London
Sou

12 Chevron Apartments 294 St Jamess Road
London So

Unit B1 Six Bridges Trading Estate Marlborough Gro

Flat 4 276C St Jamess Road London Southwark
SE1 5J

Flat 11 Wetton House 278 St Jamess Road London
Sou

11 Culloden Close London Southwark SE16 3JH

13 Fern Walk London Southwark SE16 3JD

Unit C1 Six Bridges Trading Estate Marlborough Gro

Flat 7A 276B St Jamess Road London Southwark
SE1 5

28 Chevron Apartments 294 St Jamess Road
London So

16 Chevron Apartments 294 St Jamess Road
London So

3 Chevron Apartments 294 St Jamess Road London
Sou

Flat 4 Wetton House 278 St Jamess Road London
Sout

23 Chevron Apartments 294 St Jamess Road
London So

13 Culloden Close London Southwark SE16 3JH

Flat 15 Archers Lodge 17 Culloden Close London
Sou

Flat 10 Archers Lodge 17 Culloden Close London
Sou

12 Culloden Close London Southwark SE16 3JH

7 Fallow Court Argyle Way London Southwark SE16
3J

1 Chevron Apartments 294 St Jamess Road London
Sou

Flat 12 276B St Jamess Road London Southwark
SE1 5

15 Chevron Apartments 294 St Jamess Road
London So

Flat 14 Wetton House 278 St Jamess Road London
Sou

Flat 3 Wetton House 278 St Jamess Road London
Sout

Warehouse 310-326 St Jamess Road London
Southwark

Flat 10 276C St Jamess Road London Southwark
SE1 5

Flat 14 Archers Lodge 17 Culloden Close London
Sou

7 Culloden Close London Southwark SE16 3JH

6 Fern Walk London Southwark SE16 3JD

3 Ivy Court Argyle Way London Southwark SE16
3JE

1-3 Verney Road London Southwark SE16 3DH

306 St Jamess Road London Southwark SE1 5JX

Flat 14B 276B St Jamess Road London Southwark
SE1

24 Chevron Apartments 294 St Jamess Road
London So

First Floor 330 St Jamess Road London Southwark
SE

Flat 12 276C St Jamess Road London Southwark
SE1 5

Flat 5 276C St Jamess Road London Southwark
SE1 5J

Flat 12 Wetton House 278 St Jamess Road London
Sou

Flat 10 Wetton House 278 St Jamess Road London
Sou

Flat 17 Archers Lodge 17 Culloden Close London
Sou

Unit C3 Six Bridges Trading Estate Marlborough Gro

Flat 6 276C St Jamess Road London Southwark
SE1 5J

Flat 5 Wetton House 278 St Jamess Road London
Sout

5 Fern Walk London Southwark SE16 3JD

4 Chevron Apartments 294 St Jamess Road London
Sou

286 St Jamess Road London Southwark SE1 5JX

288 St Jamess Road London Southwark SE1 5JX

Flat 14A 276B St Jamess Road London Southwark
SE1

Flat 1 276C St Jamess Road London Southwark
SE1 5J

1 Ivy Court Argyle Way London Southwark SE16
3JE

Flat 1 Archers Lodge 17 Culloden Close London
Sout

4 Culloden Close London Southwark SE16 3JH

10 Fern Walk London Southwark SE16 3JD

3 Fern Walk London Southwark SE16 3JD

9 Fallow Court Argyle Way London Southwark SE16
3J

Gospel Of Light Unit 4 St James Industrial Mews 27

284 St Jamess Road London Southwark SE1 5JX

Flat 2 276B St Jamess Road London Southwark
SE1 5J

Flat 1 276B St Jamess Road London Southwark
SE1 5J

31 Chevron Apartments 294 St Jamess Road
London So

11 Chevron Apartments 294 St Jamess Road
London So

Flat 11 276C St Jamess Road London Southwark
SE1 5

Flat 8 Wetton House 278 St Jamess Road London
Sout

332 St Jamess Road London Southwark SE1 5JX

Flat 9 Wetton House 278 St Jamess Road London
Sout

Flat 7 276C St Jamess Road London Southwark
SE1 5J

2 Chevron Apartments 294 St Jamess Road London
Sou

5 Ivy Court Argyle Way London Southwark SE16
3JE

Flat 2 276C St Jamess Road London Southwark
SE1 5J

Flat 7 Archers Lodge 17 Culloden Close London
Sout

15 Culloden Close London Southwark SE16 3JH

5 Culloden Close London Southwark SE16 3JH

2 Ivy Court Argyle Way London Southwark SE16
3JE

33 Chevron Apartments 294 St Jamess Road
London So

27 Chevron Apartments 294 St Jamess Road
London So

17 Chevron Apartments 294 St Jamess Road
London So

Flat 18 Archers Lodge 17 Culloden Close London
Sou

Flat 16 Archers Lodge 17 Culloden Close London
Sou

8 Culloden Close London Southwark SE16 3JH

6 Culloden Close London Southwark SE16 3JH

Flat 10 276B St Jamess Road London Southwark
SE1 5

Flat 4 276B St Jamess Road London Southwark
SE1 5J

34 Chevron Apartments 294 St Jamess Road
London So

21 Chevron Apartments 294 St Jamess Road
London So

8 Chevron Apartments 294 St Jamess Road London
Sou

6 Chevron Apartments 294 St Jamess Road London
Sou

Unit 5A St James Industrial Mews 276 St Jamess
Roa

Flat 8 276C St Jamess Road London Southwark
SE1 5J

Flat 3 276C St Jamess Road London Southwark
SE1 5J

Flat 15 Wetton House 278 St Jamess Road London
Sou

Unit 2 The Old Bike Shed 330-334 St Jamess Road
Lo

Unit 2 Including First Floor Unit 1 St James Indus

Ground Floor Rear 332 St Jamess Road London
Southw

2 Culloden Close London Southwark SE16 3JH

Flat 6 Wetton House 278 St Jamess Road London
Sout

8 Fallow Court Argyle Way London Southwark SE16
3J

Store 310-326 St Jamess Road London Southwark
SE1

8 Fern Walk London Southwark SE16 3JD

9 Chevron Apartments 294 St Jamess Road London
Sou

Flat 6 276B St Jamess Road London Southwark
SE1 5J

30 Chevron Apartments 294 St Jamess Road
London So

25 Chevron Apartments 294 St Jamess Road
London So

22 Chevron Apartments 294 St Jamess Road
London So

20 Chevron Apartments 294 St Jamess Road
London So

Flat 22 Archers Lodge 17 Culloden Close London
Sou

Flat 19 Archers Lodge 17 Culloden Close London
Sou

Flat 9 Archers Lodge 17 Culloden Close London
Sout

14 Culloden Close London Southwark SE16 3JH

10 Culloden Close London Southwark SE16 3JH

7 Fern Walk London Southwark SE16 3JD

4 Ivy Court Argyle Way London Southwark SE16
3JE

292 St Jamess Road London Southwark SE1 5JX

Flat 5 276B St Jamess Road London Southwark
SE1 5J

26 Chevron Apartments 294 St Jamess Road
London So

19 Chevron Apartments 294 St Jamess Road
London So

10 Chevron Apartments 294 St Jamess Road
London So

Flat 9 276C St Jamess Road London Southwark
SE1 5J

Units B2 And B3 Six Bridges Trading Estate Marlbor

The Studios 330 St Jamess Road London Southwark SE

Workshop 330-334 St Jamess Road London Southwark S

Flat 13 Archers Lodge 17 Culloden Close London Sou

14 Chevron Apartments 294 St Jamess Road London So

Flat 23 Archers Lodge 17 Culloden Close London Sou

Flat 21 Archers Lodge 17 Culloden Close London Sou

9 Fern Walk London Southwark SE16 3JD

Flat 7 276B St Jamess Road London Southwark SE1 5J

Flat 5 Archers Lodge 17 Culloden Close London Sout

Flat 2 Archers Lodge 17 Culloden Close London Sout

12 Fern Walk London Southwark SE16 3JD

Unit C4 Six Bridges Trading Estate Marlborough Gro

Unit D Six Bridges Trading Estate Marlborough Grov

Unit C2 Six Bridges Trading Estate Marlborough Gro

Mr J D Arnold 330-334 St Jamess Road London
Southw

Flat 4 Archers Lodge 17 Culloden Close London
Sout

11 Fallow Court Argyle Way London Southwark
SE16 3

328 St Jamess Road London Southwark SE1 5JX

Flat 14 276B St Jamess Road London Southwark
SE1 5

Flat 13 276B St Jamess Road London Southwark
SE1 5

Flat 8 276B St Jamess Road London Southwark
SE1 5J

5 Chevron Apartments 294 St Jamess Road London
Sou

APPENDIX 5**CONSULTATION RESPONSES RECEIVED****Statutory and non-statutory organisations**

Arqiva
 Environment Agency
 Greater London Authority
 Transport for London
 Metropolitan Police Service (Designing Out Crime)
 London Fire & Emergency Planning Authority
 Natural England
 National Air Traffic Safeguarding
 Thames Water

Neighbour and local groups

27 Sherwood Gardens London SE16 3JA
 4 Culloden Close London SE16 3JH
 330 St James Rd London SE1 5jx
 80 Rivington Street 330 St. James's Road LONDON SE1 5JX
 10 Birchmere Lodge London SE16 3JB
 FLAT 2, ARCHERS LODGE, 17 CULLODEN CLOSE London SE16 3JH
 MILL HALL SOUTH CUCKFIELD RH17 5HX
 Flat 23, Archers Lodge, 17 Culloden Close LONDON SE16 3JH
 29 Sherwood gardens London SE16 3JA
 11 Fern Walk London SE16 3Jd
 9 Fallow Court London Se16 3jq
 4, Culloden Close Culloden Close London SE16 3JH
 1 Argyle Way London SE16 3JG
 Flat 2 Archers Lodge 17 Culloden Close London SE16 3JH

The Den, Hartfoot Lane Ansty Dorchester DT2 7PN
9 Culloden Close London SE16 3JH
2 Farrow Place London SE16 6QE
Flat 14 Archers Lodge 17 Culloden Close London Southwark
7 Fern Walk London SE16 3JD
12 Fern Walk Bermondsey London SE16 3JD
10 Culloden Close London Southwark SE16 3JH
30 Sherwood Gardens London SE16 3JA
4 guild house 393 rotherhithe new road london se16 3fn

10 Culloden Close London SE16 3JH

Flat 3 Winter Lodge London CR2 7SA
12 Culloden Close London SE16 3JH
MILL HALL SOUTH WHITEMANS GREEN CUCKFIELD RH175HX
2 Weybridge court Argyle way London SE16 3Jf
65 Chancellor House 395 Rotherhithe New Road London SE16 3FP
16 Culloden Close Bermondsey London SE16 3JH

17 Culloden Close Flat 7 Archers Lodge London SE16 3JH
35 Rope Street London SE16 7TE
3 Fern Walk St James Road London SE16 3JD
1 Weybridge Court Argyle Way Bermondsey, London SE16 3JF
Apartment 1403 Talisman Tower 6 Lincoln Plaza London E14 9BU
2 Ivy Court Argyle Way London SE16 3JE
3 Sherwood Gardens London SE16 3JA
330-334 St James Road London SE1 5JX

2 Culloden Close London SE163JH

3 Fallow court Argyle way London Se163jq

7 Culloden Close London SE16 3JH

Flat 9 Winter Lodge London SE16 3JD

28 sherwood gardens London Se16 3ja

180 Moffat Road Thornton Heath Surrey CR7 8PX

10 Fallow Court Argyle Way London SE16 3JQ

4 Weybridge Court Argyle Way LONDON Se16 3jf

Flat 15, Archers Lodge 17 Culloden close London SE16 3JH

31 Sherwood Gardens Flat 6 Birchmere Lodge London SE16 3JB

284 St James' Rd Bermondsey LONDON SE1 5JX

14 Culloden Close London LONDON SE16 3JH

Stone Cottage Main Street Syston NG32 2BX

9 weybridge court Argyle way Rotherhithe Se16 3jf

Apartment 32 2 Woods Road London SE15 2PX

11 Culloden Close London SE16 3JH

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MUNICIPAL YEAR 2022-23

COMMITTEE: PLANNING COMMITTEE

NOTE: Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

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Councillor Richard Leeming	1		
Councillor Reggie Popoola	1		
Councillor Bethan Roberts	1		
Councillor Cleo Soanes	1		
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		Gerald Gohler	3
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Helen Hayes MP, House of Commons, London, SW1A 0AA			

List Updated: 9 December 2022