

# Planning Committee (Major Applications) B

Wednesday 14 June 2023

6.30 pm

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

## Membership

Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Ellie Cumbo  
Councillor Sam Foster  
Councillor Jon Hartley  
Councillor Portia Mwangangye  
Councillor Emily Tester

## Reserves

Councillor Cassandra Brown  
Councillor Sam Dalton  
Councillor Barrie Hargrove  
Councillor Nick Johnson  
Councillor Sarah King  
Councillor Reginald Popoola  
Councillor Cleo Soanes

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## INFORMATION FOR MEMBERS OF THE PUBLIC

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### Access to information

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### Babysitting/Carers allowances

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### Contact

Gregory Weaver on 020 7525 3667 or email: [greg.weaver@southwark.gov.uk](mailto:greg.weaver@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 6 June 2023



# Planning Committee (Major Applications) B

Wednesday 14 June 2023

6.30 pm

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

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>MINUTES</b>	1 - 9
	To approve as a correct record the minutes of the planning committee meetings held on 21 February 2023 and 24 April 2023.	

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
6.	<b>TO RELEASE £107,558.14 OF SECTION 106 FUNDING FROM THE LEATHERMARKET GARDENS CONTRIBUTION FOR DESIGN AND DELIVERY OF IMPROVEMENTS TO LEATHERMARKET GARDENS.</b>	10 - 16
7.	<b>DEVELOPMENT MANAGEMENT</b>	17 - 21
7.1.	<b>22/AP/1603: 18-22 PENARTH STREET, LONDON, SE15 1TX</b>	22 - 179
7.2.	<b>5-7 COTTAGE GREEN AND 69 SOUTHAMPTON WAY, LONDON, SE5 7S</b>	180 - 293

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

**EXCLUSION OF PRESS AND PUBLIC**

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

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

**PART B - CLOSED BUSINESS**

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

Date: 6 June 2023

## Planning Committee (Major Applications)

### 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 (major applications) 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**.

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|---|
| <ol style="list-style-type: none"><li>(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.</li><li>(b) The applicant or applicant's agent.</li><li>(c) One representative for any supporters (who live within 100 metres of the development site).</li><li>(d) Ward councillor (spokesperson) from where the proposal is located.</li><li>(e) The members of the committee will then debate the application and consider the recommendation.</li></ol> |
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**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](mailto: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  
                         Environment, Neighbourhoods and Growth  
                         Tel: 020 7525 5403

                         Planning Committee Clerk, Constitutional Team  
                         Governance and Assurance  
                         Tel: 020 7525 3667



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 21 February 2023 at 6.30 pm  
at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam  
Councillor Richard Leeming  
Councillor Reginald Popoola  
Councillor Bethan Roberts  
Councillor Cleo Soanes

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
Nagla Stevens (Deputy Head of Law)  
Gregory Weaver (Constitutional Officer)

### 1. APOLOGIES

Apologies were received from Councillors Ellie Cumbo and Nick Johnson.

### 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 and 6.2 which had been circulated before the meeting.

#### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

#### 5. MINUTES

The minutes of the meetings held on the 17<sup>th</sup> January 2023 and 1<sup>st</sup> February 2023 were agreed.

#### 6. DEVELOPMENT MANAGEMENT

##### RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out 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 22/AP/2492 74-84 LONG LANE

##### Planning Application Number: 22/AP/2492

**Report:** see pages 16 – 119 of the main agenda pack and pages 1-2 of the addendum for item 6.1.

##### PROPOSAL:

*Demolition of the existing building and the erection of an 11 storey building (including mezzanine) together with basement to provide office space (Class E) and flexible retail / cafe space (Class E and Sui Generis); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.*

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

Members put questions to planning officers.

Objectors addressed the committee and provided a statement; they answered questions put by members of the committee.

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.

There were no ward councillors present.

The committee discussed the application.

The Chair proposed adopting a further recommendation and a motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 30th June 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 159.

**6.2 20/AP/2953 98-104 RODNEY ROAD**

**Planning Application Number: 22/AP/2953**

**Report:** see pages 120 – 201 of the main agenda pack and pages 2-3 of the addendum for item 6.2.

**PROPOSAL:**

*Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms), cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping.*

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

addendum report.

Members put questions to planning officers.

Objectors addressed the committee and provided a statement; they answered questions put by members of the committee.

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 developed site.

There were no ward councillors present.

The committee discussed the application.

The Chair proposed adopting a further recommendation and a motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of (1) are not met by 28th February 2023 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 168 of this report.

**CHAIR:**

**DATED:**



## Planning Committee

MINUTES of the Planning Committee held on Monday 24 April 2023 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
 Councillor Kath Whittam (Vice-Chair)  
 Councillor Nick Johnson  
 Councillor Sarah King (Reserve)  
 Councillor Richard Leeming  
 Councillor Reginald Popoola  
 Councillor Bethan Roberts  
 Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Emily Hickson

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
 Nagla Stevens (Deputy Head of Law)  
 Dipesh Patel (Manager Strategic Applications)  
 Michael Tsoukaris (Manager Design and Conservation)  
 Patrick Cronin (Planning Team Leader)  
 Terence McLellan (Planning Team Leader)  
 Jacob Kut (Avison Young)  
 Juliet Farrow (Avison Young)  
 Victoria Simms (BNP Paribas)  
 Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillor Ellie Cumbo.

### 2. CONFIRMATION OF VOTING MEMBERS

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

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

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

**4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

**5. S106 - 22/AP/0485 - 87 NEWINGTON CAUSEWAY, LONDON, SOUTHWARK, SE1 6BD**

**Planning Application Number: 22/AP/0485**

Report: see pages 3 to 14 of the main agenda pack and page 1 of the addendum report.

The committee heard the officer's introduction to the report. Members put questions to officers and the council's viability consultants.

A motion to grant the variation of the Section 106 agreement was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That the variation of the Section 106 agreement, as set out in the report, be agreed.

Following this the meeting took a short comfort break from 6.59pm to 7.01pm.

**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 19/AP/0404 - 40-44 BERMONDSEY STREET, VINEGAR YAR WAREHOUSE; 9-17 VINEGAR YARD AND LAND ADJACENT TO 1-7 SNOWFIELDS SE1**

**Planning Application Number: 19/AP/0404**

Report: see pages 20 to 177 of the main agenda pack and pages 1 to 5 of the addendum report.

**PROPOSAL:** *Refurbishment and extension of existing Vinegar Yard Warehouse (equivalent of 7 storeys and 26.188m AOD), demolition of 42-44 Bermondsey Street and retention and extension of 40 Bermondsey Street to form two buildings (equivalent of 12 storeys and 50.425m AOD) to provide office space (Class E); retail space (Class E); new landscaping and public realm including a new pedestrianised route through the site; vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.*

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

Representatives of the objectors addressed the meeting and responded to questions from members of the committee.

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 who wished to speak.

Councillor Emily Hickson addressed the committee in her capacity as a ward councillor and responded to questions from members of the committee.

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

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

**RESOLVED:**

1. That planning permission be granted subject to:



- a. the conditions set out in the report and addendum report,
  - b. an additional condition requiring an estate management plan including a scheme for ongoing maintenance and management of all public and private land and landscaping to be submitted to and approved by the council and thereafter complied with in accordance with any approval given. This condition is to mirror the servicing/public realm condition imposed on the CIT site by the GLA, and require the optimisation of the public use of the space to be investigated, and the delivery and servicing plan to include proposals for cargo bikes.
  - c. referral to the Mayor of London and
  - d. the applicant entering into an appropriate legal agreement; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
  3. That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in this report; and
  4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the Decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
  5. That following issue of planning permission, the Director of Planning and Growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
  6. That, in the event that the requirements of (1) are not met by 31 October 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 317 of the report.

At this point the meeting took another comfort break and reconvened at 9.44pm.

## **6.2 22/AP/1068 - 5-9 ROCKINGHAM STREET AND 2-4 TIVERTON STREET, LONDON, SE1 6PF**

### **Planning Application Number: 22/AP/1068**

Report: see pages 178 to 406 of the main agenda pack and pages 5 to 13 of the addendum report.

**PROPOSAL:** *Redevelopment of site to provide a 24-storey building plus basement and mezzanine consisting of purpose-built student accommodation (Sui Generis), and commercial uses (Use Class E) at ground floor, and the development of the associated railway arches to provide commercial space (Use Class E), plant, refuse and cycle storage, and associated access and public realm works.*

The committee heard the officer's introduction to the report. Members put questions to officers and the council's viability consultant.

There were no objectors present wishing to address the committee.

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 wishing to speak.

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

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

**RESOLVED:**

1. That full planning permission be granted for 22/AP/1068, subject to the conditions set out in the report and addendum report, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement has not been entered into by 24 October 2023 the director of planning and growth be authorised to refuse planning permission for 22/AP/1068, if appropriate, for the reasons set out in paragraph 517 of the report.

The meeting ended at 10.31 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6	<b>Classification:</b> Open	<b>Date:</b> 14 June 2023	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>		To release £107,558.14 of Section 106 funding from the Leathermarket Gardens Contribution for design and delivery of improvements to Leathermarket Gardens.	
<b>Ward(s) or groups affected:</b>		London Bridge and West Bermondsey	
<b>From:</b>		Director of Planning and Growth	

## RECOMMENDATION

1. That Planning Committee approves the release of £107,558.14 from the following Section 106 agreement for improvements to Leathermarket Gardens.

Permission Ref	Account No	Type	Address	Amount
<a href="#">20/AP/0944</a>	931	Public Open Spaces	Becket House 60-68 St Thomas Street London Southwark SE1 3QU	£107,558.14
<b>TOTAL</b>				<b>£107,558.14</b>

## BACKGROUND INFORMATION

2. Planning obligations are legal obligations entered into by the council and developer to mitigate the impacts of a development proposal. The ‘Leathermarket Garden Contribution’ allows a contribution to a local project for improvements to Leathermarket Gardens which is a green open space and community facilities in close proximity to the development site.
3. The Leathermarket Gardens Community Hub project is a project born out of the local Social Regeneration Charter which highlighted the potential expansion of the Leathermarket Gardens, to improve access into the park and public access to local community facilities. It has subsequently received Community Infrastructure Levy (CIL) funding of £415,000 after applications made by the community. The CIL project also looks at ways to increase greening in Tyers Estate. Walking tours and engagement with the community has helped develop priorities for design development and project delivery.

4. The focus of the Leathermarket Community Hub project is to deliver the following vision and priorities identified by the community.

*'To expand Leathermarket Gardens' offer as a community hub, with improved entrances, routes, amenities and biodiversity to improve the wellbeing and life chances of all local residents (including young people), prepare for an increase in local population and the climate emergency'*

- Strengthen connection and routes between park and Tyers Estate by improving greening and biodiversity within the estate
  - Expand park into Tyers Gate
  - Re-design entrance to the park at Kirby Grove
  - Re-design area between village hall and ball court with potential additional sports facility
  - Adjust the design of the mound area to include picnic tables, gabions, additional planting, and a new route with entrance in NW corner to strengthen the connection between Leathermarket Gardens and Guys Park
  - Improve pergola area in rose garden
  - Work with adjacent building owners to install vertical greening on blank walls
5. These priorities have been the basis for community engagement over the last 10 months and there is now a range of proposals to take forward into detailed design for delivery by the end of the year.
  6. The S106 funding will contribute to design and delivery costs for the Leathermarket Gardens improvements as part of the current Leathermarket Community Hub project.

## **Policy context**

### The Southwark Plan (2022)

7. The improvements to the Leathermarket Gardens will help meet the council's strategic vision which notes to continue the network of open spaces and deliver an excellent range of quality public and private open spaces providing places for activities and to address the climate emergency.
8. Strategic Policy 2: Southwark Together requires the development of places where everyone can benefit from all activities, including play spaces and leisure activities and the natural environment. It also states that mitigating the impacts of climate change, discouragement of crime and anti-social behaviour and fostering a sense of community are necessary to help achieve the revitalisation of our places and neighbourhoods, promote wellbeing and reduce inequalities. Local distinctiveness with the highest standards of design to create vibrant, attractive healthy and safe places and install pride of place in our communities. The engagement and process to deliver improvements for the Leathermarket Gardens are helping to meet this

strategic policy, address the climate emergency and improve life opportunities, good health and wellbeing.

9. Strategic Policy 5: Thriving neighbourhoods and tackling health inequalities requires the delivery of safer walking networks and the increase, protection and improvement of green spaces both of which are the basis of the improvements to Leathermarket Gardens.
10. Strategic Policy 6: Climate emergency also addresses the requirement to protect and improve the network of open spaces and thus providing sport, leisure and food growing opportunities. The Leathermarket Gardens improvements will create opportunities for more people to connect with nature and help the council reach its carbon neutrality targets by 2030.

### Fairer, Greener, Safer: Council Delivery Plan

11. The Council Delivery Plan is an action plan that sets out the priorities and commitments until 2026. The commitments being addressed by the improvements to Leathermarket Gardens are to ensure local areas are great places to live by providing high quality green spaces, fitness and sports facilities and high quality play; making a health environment through planting more trees and creating better parks and green spaces.

### **KEY ISSUES FOR CONSIDERATION**

12. CIL funding was allocated to the Leathermarket Community Hub project in December 2020 and the project is entering detailed design stage for delivery by the end of 2023. There are efficiencies of officer resources, design and delivery in combining the CIL and Section 106 funding sources.
13. The Section 106 funds increase the deliverable scope of the existing CIL funded project and was considered as part of the overall delivery budget

### **Southwark's Climate Emergency declaration and Climate Change Strategy**

14. On 27 March 2019 Southwark's Council Assembly resolved to call on cabinet to declare a Climate Emergency and to do all it can to make the borough carbon neutral by 2030
15. Southwark's Council Assembly adopted the Climate Change Strategy on 14 July 2021. It sets out how Southwark will tackle the Climate Emergency and do all it can to reduce the borough's carbon emissions to net zero by 2030. At the same time, Southwark's Council Assembly agreed a change to the borough's Constitution that requires all reports to include information about the climate impact

of that decision. This will ensure decision makers are able to consider this alongside other considerations when making their decision.

## **Climate Change implications and Carbon concurrent**

### Carbon offsetting and carbon reductions

16. Meeting this ambitious target will require bold steps to be taken through our statutory function as a Local Planning Authority where we will need to shape new development to be as sustainable as it can be.
17. This will only be possible by ensuring that our green spaces are robust and resilient to the impacts of climate change and increased use as local populations grow from increases in local development.

### Meeting Southwark's Climate Change Strategy and Action Plan

18. In July 2021, the Council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal. The Strategy sets out 148 Action Points that the council will undertake to achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas.
19. The Climate Change Action Points are currently undergoing review and revision by the Climate Change Team and will support carbon offsetting and climate change workstreams.

## **Financial and Recourse implications**

20. As noted above, the Beckett House development secured a contribution of £107,558.14 (after indexation) towards the improvement of Leathermarket Gardens. All £107,588.14 is currently unallocated and available.
21. The project is being managed by officers in Sustainable Growth North and staffing costs connected to the project are included within existing departmental revenue budgets.
22. Once the report is approved, the Section 106 sum will be added to the project "Leathermarket Garden Community Spaces & Environment's" capital budget, code R-7000-2021.05.01.

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

### **Community Impact Statement**

23. The project brief has been developed following extensive consultation in the local area to identify the community priorities for investment. The high quality landscaping will contribute to the climate emergency, improve the environment of the estate, and provide a valuable local hub for social interaction.

24. The following community benefits will accrue through the outputs of this project:

A. Deliver community-led regeneration

- Refurbishing community assets
- Bringing wider community together around common spaces, promoting collaboration, social integration
- Co-design & potential for some co-production

B. Enhance public space and housing areas

- Enhancing the experience and multi-functionality of Leathermarket Gardens, Tyers Gate, Tyers Estate, and community hall surrounds
- New walking and cycling links
- Planting
- Displays celebrating local history

25. London Bridge and West Bermondsey ward Councillors have been involved in the community engagement for the project and the design development process and support the proposed improvements.

## **Equal Opportunities**

26. In everything we do as a council, we seek to promote equality. The Leathermarket Gardens Community Hub design work will help improve local facilities for all. Through the engagement process events, workshops and consultation has been promoted and presented to ensure inclusivity of all residents and visitors in Southwark's diverse communities.

27. The design and implementation of the Leathermarket Gardens improvements will help tackle the climate emergency through consideration of biodiversity, robust materials and resilient planting. The works will have a positive impact for all, including those with protected characteristics.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Planning and Growth**

28. The legal agreement referred to has been reviewed to ensure that the requested use aligns with the legal agreement and that the funds are unallocated.

29. The proposed allocation would deliver improvements to Leathermarket Gardens.

## **Director of Law and Governance**

30. Should the Planning Committee be satisfied with the contents of this report then it has the power to make the decisions recommended at paragraph 1 of this report by virtue of Part 3F paragraph 9 of the Council's Constitution being the expenditure of funds over £100,000 secured through s106 legal agreements.
31. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes that the Council must, in the exercise of its functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not. Paragraphs 26 and 27 of this report confirm that the improvements to Leathermarket Gardens will improve local facilities for all, including those with protected characteristics.
32. The Human Rights Act 1998 imposed a duty on the Council as a public authority to apply the European Convention on Human Rights; as a result the Council must not act in a way which is incompatible with these rights. The most important rights for highway and planning purposes are Article 8 (respect for homes); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The implementation of these proposals is not anticipated to breach any of the provisions of the Human Rights Act 1998.

## **Strategic Director of Finance and Governance CAP23/003**

33. This report seeks approval from the planning committee to release the sum of £107,558.14 from the agreement noted at paragraph 1, to fund the delivery and design of Leathermarket Gardens.
34. The strategic director of finance and governance notes the supplementary advice from the director of planning & growth at paragraphs 28-29, the financial and resource implications at paragraphs 20-22, and can confirm that the council has received the related s106 funds and they are available for the purposes outlined in this report.
35. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.



## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Community Investment Plans – Allocation of local CIL Southwark	<a href="https://modern.gov.southwark.gov.uk/documents/s92367/Report%20and%20appendices%20Community%20Infrastructure%20Plans.pdf">https://modern.gov.southwark.gov.uk/documents/s92367/Report%20and%20appendices%20Community%20Infrastructure%20Plans.pdf</a>	
S106 Legal Agreements	Planning Division, 160 Tooley Street, London, SE1	Neil Loubser 020 7525 5451

## AUDIT TRAIL

<b>Lead Officer</b>	Jon Abbott, Head of Sustainable Growth	
<b>Report Authors</b>	Jillian Houghton, Project Manager Sustainable Growth	
<b>Version</b>	Final	
<b>Dated</b>	25 May 2023	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director, Finance	Yes	Yes
Cabinet Member	Yes	No
<b>Date final report sent to Constitutional Team</b>		1 June 2023

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 14 June 2023	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

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

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. 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	

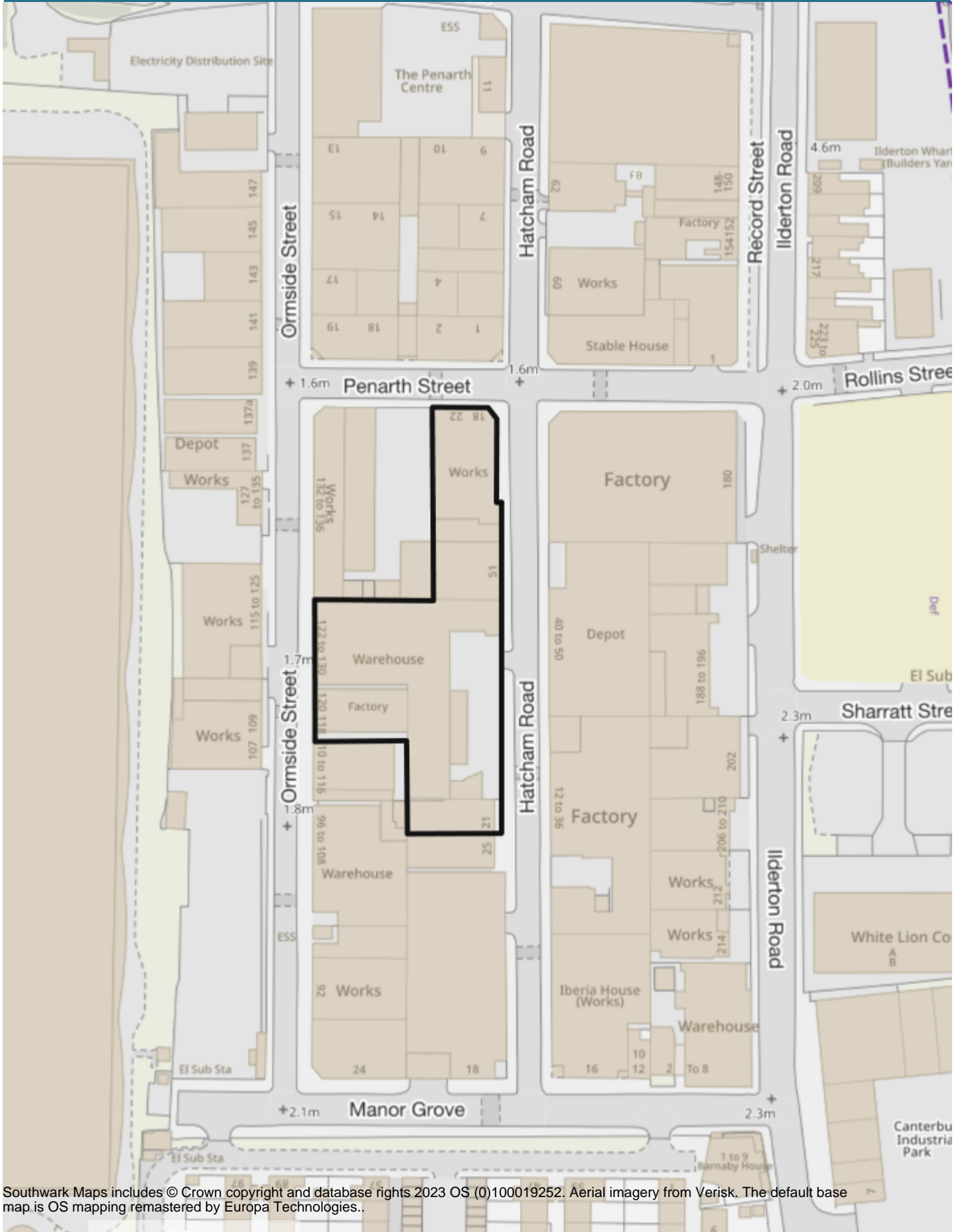
**AUDIT TRAIL**

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Gregory Weaver, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
<b>Version</b>	Final	
<b>Dated</b>	5 June 2023	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		5 June 2022

# Agenda Item 71



22/AP/1603 - 18-22 Penarth Street, London, SE15 1TX



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<b>Item No.</b> 7.1	<b>Classification:</b> OPEN	<b>Date:</b> 14 June 2023	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 22/AP/1603 for: FULL PLANNING APPLICATION  <b>Address:</b> 18-22 PENARTH STREET, LONDON, SE15 1TX  <b>Proposal:</b> Demolition of existing buildings and construction of a mixed-use part 8, part 9, part 10 storey building comprising of 4,195sqm of light industrial (Class E(g)(iii) use), studio and office (Class E(g)(i and ii) use) workspaces at ground and mezzanine floor levels with 283 co-living studios and supporting amenity facilities (Sui Generis use) and 47 (36.55% Affordable by habitable rooms) residential homes (Class C3 use) above, together with servicing arrangements, cycle parking, external amenity spaces, landscaping and associated works.		
<b>Ward(s) or groups affected:</b>	Old Kent Road		
<b>From:</b>	Director Of Planning And Growth		
<b>Application Start Date</b>	25/05/2022	<b>Application Expiry Date</b>	24/08/2022
<b>Earliest Decision Date</b>	11/08/2022		

## RECOMMENDATION

1. a) That planning permission is granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 13<sup>th</sup> December 2023.
2. b) In the event that the requirements of (a) are not met by 13<sup>th</sup> December 2023 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 312 of this report.

## EXECUTIVE SUMMARY

3. The proposed development involves the demolition of the existing buildings on the application site at 16-28 Penarth Street and 118-120 Ormside Street in South

Bermondsey, followed by the construction of an integrated, mixed-use development comprising of full height light industrial, R&D and office workspace at ground and mezzanine floor levels together with residential co-living studios and supporting facilities on the floors above, and affordable housing in the form of 47 No. apartments ranging in size of 1, 2 and 3 bedrooms.

4. Caddick Developments and the existing industrial occupier, James Glancy Design Ltd, have submitted a joint development proposal, which seeks to significantly enhance the quality and usability of the employment space on the site, which in turn will strengthen and reinforce its role in supporting the economic function of the Old Kent Road Locally Significant Industrial Sites where industrial development is planned to be delivered alongside new homes.
5. The proposed development will utilise the shape of the existing site with a broadly T-shaped layout fronting Hatcham Road and Ormside Street. The proposal comprises an overall gross external area (GEA) of 22,044 sqm, with a gross internal area (GIA) of 20,044 sqm. The light industrial, R&D and office floor space will extend across the ground floor and mezzanine floor levels, thereby spanning across the extent of the existing site. A dedicated service access route is included within the site. Above the employment floor space, the proposed development will then be read as three separate blocks – Block A, Block B and Block C. The three blocks will be linked via a podium at first floor level, which will provide a series of external landscaped amenity spaces.
6. The proposals comprise one of the sites identified for delivery in phase 1 of Old Kent Road Area Action Plan and the application has been brought forward in accordance with the emerging policies of the Plan.
7. The scale and massing of the proposed development has been informed by the Council's massing model contained in the emerging Old Kent Road Area Action Plan. This provided the parameters for the design development process. The height of the proposed blocks also follows extensive pre-application consultation with Southwark Council and the GLA and was informed by a comprehensive analysis of the existing and emerging context, including site constraints, opportunities, and the relationship of the site with the street pattern and neighbouring buildings. Taller elements are concentrated on each street frontage and the corners, towards the outer edges of the building, opening-up within the eastern elevation, to break up the overall form and help provide good levels of daylight and sunlight within and around the scheme. Roof heights vary between the blocks to add visual interest and produce a varied parapet level and skyline.
8. The proposed employment floor space is designed to meet the needs of James Glancy Design Ltd who proposes to reoccupy the space and a range of small creative businesses that will use the space and form a creative hub. A minimum 4.5m floor-to-ceiling height will be maintained throughout the ground floor to ensure that light industrial uses can be appropriately accommodated, with the mezzanine providing a further level with a floor-to-ceiling height of 3.4m. The proposed development will provide a total of 4,195sqm of new employment floor space, a net increase which

compares to the 3,797sqm of employment floor space on the existing site. In addition to the net increase in employment floor space, the usability and functionality of the workspaces will be greatly enhanced, thereby facilitating an intensification in employment numbers across the Site. A comparison between the existing and proposed employment floor space is summarised as follows:

	<b>Existing Commercial Gross Internal Area</b>	<b>Proposed Commercial Gross Internal Area</b>
<b>Ground Floor</b>	2,081 sqm	2,361 sqm
<b>Mezzanine Floor</b>	759 sqm	1,834 sqm
<b>First Floor</b>	611 sqm	-
<b>Church (Temporary Use)</b>	346 sqm	-
<b>Total</b>	<b>3,797 sqm</b>	<b>4,195 sqm</b>

9. The proposed development will also provide 283 No. co-living studios (Sui Generis use), together with 1,259 sqm of related internal amenity space.
10. The proposed co-living component aims to create a long-term, sustainable residential community within the building. The Applicant's intention is to create an environment where the tenants rent for an extended period of time, to ultimately establish roots locally and settle within the Borough. The proposed development is designed to achieve this vision, with a strong emphasis on communal spaces and social interaction, connecting the work environment at ground and mezzanine levels with the residential environment above, forming a single integrated community that also reaches out to the wider community within the area.
11. Co-living accommodation is a relatively new form of housing which provides one-person studios for rent with an emphasis on high-quality shared facilities and amenity spaces within a fully managed environment. It suits those who want independence but also wish to be part of a wider community that provides a greater degree of contact, social interaction and inclusion. It is supported by a range of on-site amenities, including residents' lounges, café, gym and other facilities.
12. The co-living accommodation will be located in Blocks A and B, with a mixture of standard studios (20 sqm) and accessible studios (29 sqm) distributed within the blocks, as follows:

<b>Block A</b>	<b>Standard Studios</b>	<b>Accessible Studios</b>
	<b>20 sqm</b>	<b>29 sqm</b>
<b>Level 01</b>	19	4
<b>Level 02</b>	19	4
<b>Level 03</b>	19	4
<b>Level 04</b>	19	4
<b>Level 05</b>	19	4
<b>Level 06</b>	19	4
<b>Level 07</b>	8	4
<b>Level 08</b>	10	4
<b>Totals</b>	<b>132</b>	<b>32</b>
<b>Block B</b>	<b>Standard Studios</b>	<b>Accessible Studios</b>
	<b>20 sqm</b>	<b>29 sqm</b>
<b>Level 01</b>	8	-
<b>Level 02</b>	25	-
<b>Level 03</b>	21	-
<b>Level 04</b>	21	-
<b>Level 05</b>	21	-
<b>Level 06</b>	21	-
<b>Totals</b>	<b>117</b>	<b>-</b>

13. The co-living accommodation will comprise a combined total of 1,259 sqm of internal amenity space, which is equivalent to 4.45 sqm of amenity space per resident.
14. The proposals also include 47 No. affordable homes in a mix of 1-, 2- and 3-bedroom apartments (Class C3 Use), which are designed to meet local needs and equivalent to a policy compliant 35% of homes of which 26.35% will be for social rent and 10.35% intermediate housing. More specifically, the 47 No. affordable homes represent a total

of 36.7% affordable accommodation by habitable room, as part of the overall mix of co-living and conventional residential accommodation across the scheme.

15. The affordable homes will be located in Block C, with a mixture of one, two and three bedroom homes as follows:

16.

<b>Block C</b>	<b>1- bedroom 2-person</b>	<b>2-bedroom 4-person</b>	<b>3-bedroom 4-person</b>	<b>3-bedroom 5-person</b>	<b>3-bedroom 6-person</b>
<b>Level 01</b>	2	3	1	1	
<b>Level 02</b>	2	3	-	2	
<b>Level 03</b>	2	3	-	2	
<b>Level 04</b>	2	3	-	2	
<b>Level 05</b>	2	3	-	2	
<b>Level 06</b>	-	3	-	2	1
<b>Level 07</b>	-	3	-	2	
<b>Totals</b>	<b>10</b>	<b>21</b>	<b>1</b>	<b>13</b>	<b>2</b>

17. The proposed development includes a hierarchy of external spaces, which provide a mix of private and shared amenity spaces. The affordable homes in Block C will have access to private gardens and balconies. Inset balconies are proposed along the outer edges of the building to provide an additional level of privacy from Ormside Street, whilst projecting balconies are proposed on the internal facade which looks out onto the podium level. The proposed flats at first-floor podium level will have access to private garden spaces adjacent to the external amenity space, whilst the flats on the floors above will each have private balconies.
18. The podium level amenity space includes both private amenity space adjacent to the first level of residential accommodation and a shared amenity space beyond. This provides security and privacy for those dwellings that frame the space. Beyond this, within the central part of the podium area, there is a multi-functional, accessible garden space, framed by seating, which is shared with residents of the co-living accommodation. This arrangement is replicated on the co-living frontage to similarly provide privacy to the opposing studios and amenity/workspaces, while providing an equality of access to the podium amenity area for occupiers.
19. At first-floor level, it is proposed that the central podium area will serve as landscaped open space for each of the blocks. The podium level open space is envisaged as a focal point for the development combining a series of spaces with differing characteristics, which cater for different uses and activities.

20. The affordable residential homes in Block C have access to a dedicated roof garden, which will accommodate a combination of amenity space, growing areas, seating and a large area of multi-function children's play space. A total of 201 sqm of children's play space is proposed, including 141 sqm for the 0-4 age group and 60sqm for the 5-11 age group.
21. The two co-living blocks (Blocks A and B) will also be served by their own shared rooftop amenity spaces. There will be an external amenity space at second floor level comprising an area of 83 sqm, which overlooks Hatcham Road.
22. A car-free approach is proposed for the development, reflecting a sustainable transport strategy. This is with the exception of 3 No. disabled parking spaces on Hatcham Road to serve the co-living studios in Blocks A and B, together with 2 No. disabled parking spaces on Ormside Street to serve the affordable housing in Block C. The proposals will include 399 No. cycle parking spaces for the commercial, residential and co-living components of the development.
23. The proposed development includes a 56% on-site CO<sub>2</sub> reduction beyond Part L of the Building Regulations, with the domestic and non-domestic elements of the building achieving more than 10% and 15% CO<sub>2</sub> savings through energy efficiency measures alone.
24. The following is a summary of the existing and proposed figures for Urban Greening Factor, surface water run-off rates, and cycle parking provision.

	<b>Existing</b>	<b>Proposed</b>	<b>Change +/-</b>
Urban Greening Factor Score	Negligible	0.15	+ 0.15
Surface Water Run-Off Rate	35.95 l/s	2.3 l/s	- 33.65 l/s
Residential Long-Stay Cycle Parking Spaces	0	89	+ 89
Co-Living Long Stay Cycle Parking Spaces	0	282	+ 282
Commercial Cycle Parking	20	18 long-stay 6 short-stay	+ 4

25. The following table demonstrates the Community Infrastructure Levy and S106 contributions from the proposed development.



26. CIL (pre-relief) and S106 contributions

SCIL (estimated)	£3,419,837.95
MCIL (estimated)	£1,048,476.35
S106	See planning obligations table at paragraph 308

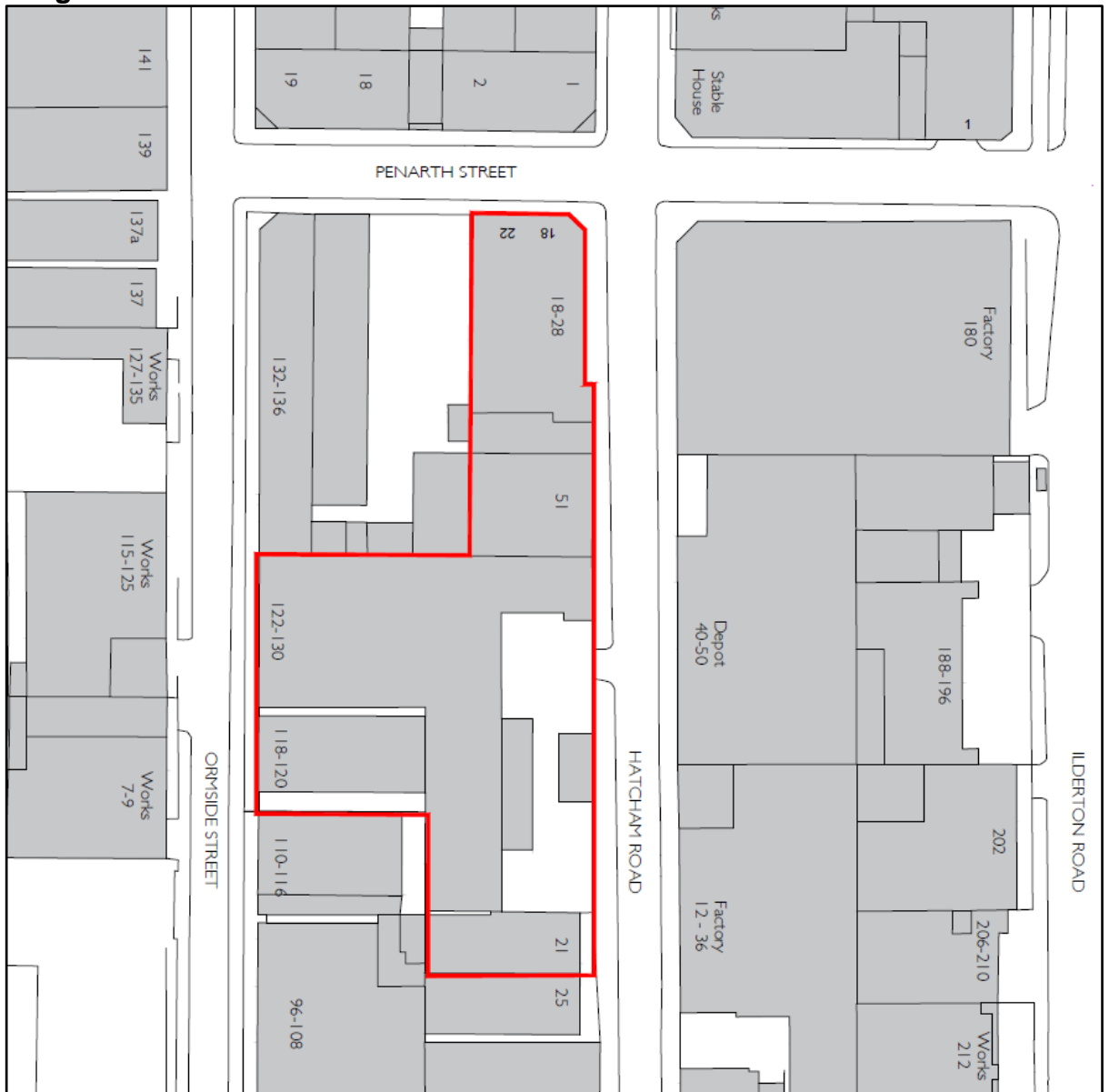
## BACKGROUND INFORMATION

### Site location and description

27. The subject site comprises of a T-shaped series of buildings including an operational warehouse, offices and a place of worship with frontages onto Hatcham Road on the eastern boundary, Penarth Street at the northern boundary, and Ormside street on the western boundary. The site is circa 0.4 hectares with the existing buildings being a mix of one and two storeys in height. The principal element of the site is a two-storey brick building fronting Ormside Street which currently houses the design and manufacturing studio occupied by James Glancy Design Ltd. There are also a number of single storey factory spaces with an equivalent height of two storeys that are constructed of corrugated metal and service yards which are enclosed by a short brick perimeter wall topped with metal lattice fencing and barbed wire.
28. The existing building at 118-120 Ormside Street is occupied by the New Jerusalem Parish Church, which has operated under a series of temporary planning consents. The established lawful use of the building is Light Industrial and General Industrial (Class E (g) (iii) / Class B2). The Church intends to vacate the premises and will be moving to new permanent accommodation elsewhere. A letter from the New Jerusalem Parish Church along with this application confirming their intention to vacate the site.
29. The existing buildings within the subject site comprise a combined gross internal area of 3,797sqm, including 346 sqm currently occupied by the New Jerusalem Parish Church. The surrounding area is generally characterised by light industrial units, offices, and storage and distribution warehousing. The prevailing building heights are low-rise and generally up to two industrial storeys in height.
30. The plot to the immediate northwest of the Site is occupied by Diespeker & Co, which is a business that supplies and installs terrazzo, marble and other quality stone for the commercial and residential sectors. The western side of Ormside Street comprises a number of industrial uses, including a large timber scaffolding yard and facility. Beyond this to the west is the Veolia Integrated Waste Management Facility, which occupies a significant built footprint and comprises a series of fully enclosed industrial units housing their waste operations. No waste operations occur outside of these buildings.

31. Also to the west is a large sub-station and other employment uses. To the south, the area around Manor Grove and Patterdale Road which is the northern edge of the Tustin Estate which is currently undergoing an extensive redevelopment project pursuant to planning permission 22/AP/1221.
32. The subject site is located within Sub Area 4 (Hatcham, Ilderton and Old Kent Road (South) and specifically within Site Allocation OKR 16) of the Old Kent Road Area Action Plan (OKR AAP). The site is designated as a Strategic Protected Industrial Land (SPIL) as per Southwark's current Proposals Map and as a Strategic Industrial Location (SIL) as per the adopted London Plan 2021.
33. The site is within an Urban Density Zone and an Air Quality Management Area. The site is located in Flood Zone 3 as identified by the Environment Agency. Additionally, the site is designated as being within the North Southwark and Roman Roads' Tier 1 Archaeological Priority Area. The site is not within a Conservation Area, nor are there any listed buildings on or within close proximity to the site.
34. 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 1b/2 on the PTAL system indicating poor accessibility to public transport.
35. Safeguarding still remains for the future provision of the BLE.

Image: Site Plan



## Details of Proposal

36. Planning permission is sought for the demolition of the existing buildings on site, and construction of a part 8, part 9, part 10 storey building. The development comprises of mixed use scheme incorporating light industrial, studio and office floor space (Use Class E) on the ground and mezzanine levels with 283 No. co-living units (Sui Generis Use) and 47 No. conventional residential units (Use Class C3) located on the upper floors.
37. The proposed development utilises the existing layout of the site with a broadly T-shaped layout fronting Hatcham Road and Ormside Street. The proposal comprises an overall gross internal area (GIA) of 20,044 sqm. The light industrial and office floor

space will extend across the ground floor and mezzanine floor levels, thereby spanning across the extent of the existing site. Above the employment floor space, the proposed development will then be read as three separate blocks – Block A, Block B and Block C.

38. Block A is located at the north-eastern part of the site and will front onto Penarth Street and Hatcham Road. Block A will include 8 No. floors of co-living accommodation, comprising a total of 164 No. one-person studios, and rooftop amenity space. Block B is situated at the south-eastern part of the site and will front onto Hatcham Road. Block B will include 6 No. floors of co-living accommodation, comprising 117 No. one-person studios, and rooftop amenity space. The co-living buildings (Blocks A and B) also have access to a shared 83 sqm amenity space on the second floor that overlooks Hatcham Road.
39. Block C occupies the western part of the site and will front onto Ormside Street. Block C will include 7 No. floors of affordable residential accommodation, comprising 47 No. self-contained flats. The three blocks will be linked via a podium at first floor level, which will provide a series of external amenity spaces. Additional amenity space and children's play space is proposed at the rooftop level of Block C.
40. Cycle Parking will be provided in accordance with the London Plan and New Southwark Plan requirements. 399 no. secure cycle parking spaces are proposed for future residents of the development. The cycle store for the co-living accommodation is located at mezzanine levels between Blocks A and B and will be accessible via the lifts and stairs in Core B1. This provision comprises of 282 No. cycle parking spaces. The cycle store for the conventional residential accommodation will also be located at mezzanine level in Block C and is accessible via the lifts and stairs in Core C1 with the provision of 89 No. cycle spaces. Commercial cycle spaces and short stay cycle spaces are located at ground floor level.
41. The proposed development is to be car-free with the exception of 3 No. disabled parking spaces on Hatcham Road to serve the co-living studios in Blocks A and B, together with 2 No. disabled parking spaces on Ormside Street to serve the conventional housing building of Block C. Occupants of the development who are Blue Badge holders would be eligible for a Residents Parking Permit.
42. The two co-living blocks will be served by refuse storage facilities at ground floor level. One refuse store will be located adjacent to Core A1 at the northern end of Block A, whilst a second refuse store will be located adjacent to Core B1 at the northern end of Block B. The conventional housing block will be served by refuse storage facilities at ground floor level.
43. The development proposes 36.7% affordable housing by habitable room (163 of 444 habitable rooms in the development) comprising of 26.35% social rent (117 habitable rooms), and 10.35% intermediate (46 habitable rooms) across the site. The entire 47 No. homes located in Block C form the affordable housing offer of the scheme, and are provided in 1 bed, 2 bed and 3 bed options. Intermediate homes will be

accommodated on the first and second floors with the social rented homes provided on the third to seventh floors of the scheme.

**Table: Proposed land uses**

Land Use	Use Class	GIA
Residential	C3	15,865sqm
Commercial	E	4,195sqm

### Revisions and Amendments

44. Whilst no design or alterations to the total number of residential units has occurred during the lifespan of this application, additional information regarding some areas of assessment was submitted. The documents were submitted in light of comments received from consultee comments. In acknowledging the further documents, the nature of the information received re-consultation of the scheme was not required.
45. The documents of additional information submitted during the course of this application were as follows:
  - Design Response Document to GLA Stage 1 Report (prepared by Child Graddon Lewis Architects);
  - Planning Response Document to GLA Stage 1 Report (prepared by Union4 Planning);
  - Updated Planning Drawings (prepared by Child Graddon Lewis Architects);
  - Inclusive Design Statement (prepared by Union4 Planning and Child Graddon Lewis Architects);
  - Updated Fire Statement (prepared by OFR Consultants);
  - Gateway One Fire Statement (prepared by OFR Consulting);
  - Updated Operational Management Plan (prepared by Moda);
  - Urban Greening Factor Drawing and Calculations (prepared by Gillespies);
  - Preliminary Ecological Appraisal (prepared by Middlemarch Environmental);
  - Preliminary Bat Roost Assessment (prepared by Middlemarch Environmental);
  - Biodiversity Metric Assessment (prepared by Middlemarch Environmental);
  - Updated Flood Risk and Drainage Strategy (prepared by Lyons O'Neill);
  - GLA Whole Life Carbon Assessment (prepared by Wallace Whittle);
  - Updated Energy Assessment (prepared by Wallace Whittle);
  - Supplementary and Daylight and Sunlight Analysis (prepared by Watts);
  - Circular Economy Statement (prepared by Wallace Whittle);
  - Operational Waste Management Plan (prepared by RPS Group);
  - Updated Noise Impact Assessment (prepared by Hann Tucker).

### **Consultation responses from members of the public**

46. One representation has been received raising an objection to the proposed development. The nature of the objection is summarised in the table below.

**Tables: Public comments on the development**

Objection	Officer Response
<u>Addition of homes and impact on surrounding area</u> : Concern raised over development of more homes in the area in general terms	The development site has been identified within the OKR AAP, the Southwark Plan, and London Plan as a site allocation and an opportunity of where industrial/commercial uses can co-exist with residential uses. The proposed development complies with the aims and objectives of each respective plan mentioned above and also will provide much needed housing stock within the borough with a high level of affordable housing.

Three representations have been received raising concerns whilst also supporting the proposed development. The nature of the representations are summarised in the table below.

Concern	Officer Response
The submitted Noise Impact Assessment (NIA) does not name or acknowledge the presence of the grassroots music venue, Ormside Projects and therefore does not fully account for the Agent of Change principle found within the National planning Policy Framework. As such, a new NIA should be conducted for all levels of the development with timing discussed with the grassroots venue and the survey should represent worst case scenario of a capacity event to show the venue at their fullest potential within the bounds of their license. The assessment would then need to guide the design of the building to be considered in line with LBS	An updated NIA has been submitted and is assessed within the main report.

requirements and to meet LBS policy P66.	
Understands the need for residential accommodation and has concerns for the implementation of the scheme as it relates to the noise of existing business operations and how the new residential would be impacted. As such, a new NIA should be provided because there is concern as to the accuracy of the original acoustic baseline survey that was undertaken. This would allow the designers of the scheme to properly identify and mitigate the scope of the activities which could result in design changes to the orientation of the balconies as amenity spaces and most importantly, the acoustic performance of the envelope to any internal residential spaces.	An updated NIA has been submitted and is assessed within the main report.
Broadly supports the application but has concerns about the height of the development; inadequate parking provision; loss of light; loss of parking; and being an over-development	The issues of building height, car parking, impact on neighbouring occupiers; the development of the site are dealt within the main report.

Several representations have been received supporting the application: summaries and extracts of which are provided below:

Supports mixed use nature of the scheme in particular the commercial uses and potential to improve the local economy.	Noted and welcomed.
Supports the co-location of the scheme and the importance of delivering industrial space that will support the City and Southwark in particular.	Noted and welcomed.
The application will bring much needed vitality and activity to the area and it will generate activity in the immediate economy. The Council needs to consider this development in conjunction with the CPZ by prioritising the needs of	Noted and welcomed.

<p>established businesses where sufficient parking for business is provided. Attention should be paid to traffic calming, lowering speeds of service vans and scooters and parking control that is properly enforced.</p>	
<p>The building proposed here takes account the financial vulnerability of the young creative community. It gives multiple levels support, including living accommodation, industrial space for making and space for community to develop wider ideas. Like a coral reef this new building will sustain a young, ever changing creative community, contributing to the local community and the wider London creative culture and economy.</p>	<p>Noted and welcomed.</p>
<p>The proposed outcome is not too far from the original intention and is still wholly sympathetic to the AAP. Is pleased that James Glancy will be reoccupying the ground floor space..it is fortunate..that older industrial estates such as this one can co-exist with the introduction of a residential element...The concept of co-living is established in a number of locations throughout the UK and appears popular. If the area is to step change it needs to provide places to live which people will want to live in. The new neighbourhood needs to be empowered and feel relevant with the types of housing that are appealing to a younger generation.</p>	<p>Noted and welcomed.</p>
<p>The proposed development re-instating the light industrial quotient and offering a percentage to businesses at affordable rates is imperative. Having an anchor in the form of James Glancy will help the businesses to feel supported and well managed. The service route being shown underneath is a positive design feature of the plans.</p> <p>The need for quality accommodation in London, and Southwark in particular,</p>	<p>Noted and welcomed.</p>



cannot be overstated..there should be a mixture of tenures because this will bring different age groups and interests into the mix. If the area is to succeed it needs to be relevant to a wide community.	
The scheme is exemplary and I very much hope that it will be granted permission to proceed. If built, I believe, that this development will be an impressive proof that industrial and residential use can be co-located in a way that works well, and that this will make for a better city.	Noted and welcomed.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

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

- Equalities Impact Assessment
- Principle of the proposed development in terms of land use;
- Opportunity Area;
- Industrial land;
- Affordable workspace;
- Old Kent Road Phasing;
- Provision of housing;
- Affordable housing;
- Development viability;
- Design issues including site layout, tall buildings and heritage considerations;
- Landscaping, trees, biodiversity, and urban greening;
- Housing mix;
- Density;
- Quality of residential accommodation;
- Designing out crime;
- Private, communal amenity space, children's play space & public open space;
- Impact of proposed development on amenity of adjoining neighbours and surrounding area;
- Transport;
- Archaeology;
- Refuse and waste;
- Wind and microclimate;
- Fire strategy;
- Flood risk and water resources;

- Ground contamination;
- Air quality and noise;
- Energy, sustainability and digital connectivity;
- Whole Life-Cycle and Circular Economy;
- Health Impact Assessment;
- Planning obligations; and
- Mayoral and borough community infrastructure levy

## **Legal Context**

48. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Southwark Plan 2022 and the draft Old Kent Road Area Action Plan 2020.
49. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections in the overall assessment at the end of the report.

## **EQUALITIES**

50. 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 taken this into account 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.
51. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
52. 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. This is a positive aspect of the scheme.

53. 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. Existing businesses may also relocate to the new development. There is a church on site that serves a predominantly BAME community that would relocate.
54. The New Jerusalem Parish Church has advised of its wish to vacate the premises and will be moving to new permanent accommodation elsewhere that better suits their needs. A letter from the New Jerusalem Parish Church is provided under Appendix A of the submitted Inclusive Design Statement. The letter sets out the Church's position and their plans for relocation. The relocation of the Church from the subject site to a new premises is not expected to result in negative impacts for the Church's attendees.
55. Travellers are a group with protected characteristics. The closest Travellers site to the proposed development is located close to the junction with Rotherhithe New Road and Ilderton Road. The distance between the Travellers site and the subject site is circa 430 metres to north. Given the sufficient separation distance it is therefore considered that no adverse impacts would occur to this group.
56. The proposed development would also generate additional opportunities for local employment. The proposed development would deliver increase the amount of commercial floor space from 3,797 sqm to 4,195 sqm. The new floor space will provide more efficient layout for future occupiers to operate in and is considered to be a significantly positive aspect of the development proposal.

### Conclusion on Equality Impacts

57. The proposed development would not result in any adverse equality impacts in relation to the protected characteristics as a result of the proposed development.

### **Environmental Impact Assessment**

58. The European SEA Directive is transposed into UK law by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2017. The Regulations set out the circumstances under which development needs to be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include

consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.

59. The development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations and the European Commission guidance. However, consideration should be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. This application proposes the redevelopment of a brownfield site for the purposes of residential and commercial uses. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts

## **PRINCIPLE OF DEVELOPMENT IN TERMS OF LAND USE**

### **Opportunity Area**

60. The site is located within the Old Kent Road Opportunity Area (close to the Central Activities Zone) where the London Plan recognises the potential for “significant residential and employment growth” to be realised through a suitable planning framework that optimises development in conjunction with improvements to public transport accessibility
61. The 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.
62. The Old Kent Road Area Vision also states that the Old Kent Road Area Action Plan (OKR AAP) will set out the physical framework that will enable the community to realise its potential. The council is in the process of preparing this Area Action Plan for Old Kent Road which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along

the Old Kent Road towards New Cross and Lewisham. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2020. As the document is still in draft form, it can only be attributed limited weight.

### **Purpose built shared living**

63. Southwark Policy P6 requires shared living developments to provide at least 35% of conventional affordable housing by habitable room as a first priority. Where affordable housing cannot be provided on-site a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an on-site affordable housing requirement and should provide no financial benefit to the applicant. Policy H16 of the London Plan recognises the need for shared living developments within London. In accordance with Policy H16, large-scale shared living accommodation must comply with a ten step criteria. The ten step criteria is as follows:

#### It is of good quality and design

64. The co-living spaces comprise of private studios alongside a range of internal and external communal spaces. The development incorporates communal amenity spaces, cinema rooms and events rooms.

#### It contributes towards mixed and inclusive neighbourhoods

65. The co-living aspect of this development will be the first of its kind within the OKROA. It would be able to provide a significant number of single occupant homes in the area at a more affordable rate for single income earners. Whilst at the same time providing affordable housing in a mix of unit sizes and tenures.

#### It is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency

66. A Transport Assessment has been submitted in support of the scheme. It demonstrates that the site currently has a low PTAL rating of 1b/2. However, given its location in an opportunity area, with good accessibility to a range of facilities and the intention to extend the Bakerloo Line into OKRD and build a new London Overground station approximately 350 metres to the east of the Site it is considered to meet this criteria.
67. The extension of the Bakerloo Line would undoubtedly increase public transport accessibility for the site. The development of the district centre based on the Old Kent Road will further enhance the range of services and facilities. It is therefore expected that the PTAL rating of the Site will increase in the future. Furthermore, the area is adequately serviced by bus and existing overland train stations nearby.
68. The proposed development includes the provision of safe and secure cycle parking to encourage the use of sustainable modes of transport, and is also designed as a car-

free development. The proximity of the development to Ilderton Road will enable cyclists to take advantage of the proposed CFR 12 route that will be situated on Ilderton Road. It is therefore considered that the development would not contribute towards car dependency.

### Single management

69. The co-living aspect of the development accommodation will be operated and managed solely by Moda Living. Moda are an established operator of build-to-rent and other similar products and are trusted by established investment funds. An Operational Management Plan has been submitted with the application setting out how Moda Living will provide long-term management and operate the day-to-day management of the co-living accommodation.

### Its units are all for rent with minimum tenancy lengths of no less than three months

70. The co-living studios will be available for rent only with minimum tenancy lengths of three months. Reduced rents may be offered to those who are seeking to live in the building for six months or more, thereby encouraging longer tenancies.

### Communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and include communal kitchens, internal and external amenity spaces, laundry and drying facilities, a concierge and bedding/linen changing

71. The co-living aspect of the development will be served by a range of communal facilities to serve the needs of the residents. At mezzanine level, there is a proposed residents' gym comprising a gross internal floor area of 100 sqm. At first floor level, co-working spaces comprise of 173 sqm, with 245 sqm of amenity facilities that consists of; a cinema, meeting room, events space, laundry room, activities space, and quiet areas.
72. Additionally, residents of the co-living accommodation will also have access to a number of communal kitchens within Blocks A and B that provides further cooking facilities and an opportunity to mix with other residents. Block A will comprise a total of seven communal kitchens, each comprising a gross internal floor area of 42 sqm. Block B will comprise a total of five communal kitchens each with a gross internal floor area of 39 sqm.
73. The internal amenity space of co-living accommodation is 1,259 sqm, which is equivalent to 4.45 sqm of amenity space per resident. The submitted Design and Access Statement provides a comparison between the proposed levels of amenity space with what might normally be expected in other rental properties available to single occupants. This demonstrates that the level of amenity space in the proposed scheme exceeds the level of amenity provided by traditional house and flat shares or other forms of accommodation. It, therefore, provides a good standard of residential accommodation.

The private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes

74. The co-living accommodation will include 249 No. studios, which are of a standard size of 20 sqm each. The development will also include 32 No. wheelchair accessible studios comprising individual floor areas of 29 sqm each. Each co-living studio will be a one-person unit comprising of en-suite bathroom, double bed, wardrobe, kitchenette, and dining/living area.
75. The proposed co-living studios would not comply with the legal definition of a dwelling in that they would not separately contain all of the facilities required for day-to-day domestic living and, as such, are incapable of being used as self-contained homes. They are clearly designed for co-living with shared amenity facilities.. In this regard, the proposed studios are defined as a Sui Generis use class of shared living accommodation.

A management plan is provided with the application

76. As mentioned previously in this section of the report, Moda Living will be the management company of the co-living aspect of the development. An Operational Management Plan has been submitted with the application setting out how Moda Living will provide for the day-to-day management of the co-living accommodation and ensure the long-term quality of the development in a way that supports the community.
77. The submitted Operational Management Plan has been prepared with reference to Policy H16 and Paragraph 4.16.4 of the London Plan which states that the Management Plan for a shared living development should include detailed information on the security and fire safety procedures, move in and move out arrangements, the maintenance of internal and external areas, how communal spaces and private units will be cleaned, and how deliveries servicing the development will be managed.

It delivers a cash in lieu contribution towards conventional C3 affordable housing

78. Policy H16 of the London Plan 2021 states that Co-living accommodation is required to contribute to affordable housing. On the basis that it does not meet minimum housing space standards, it is not considered suitable as a form of affordable housing.. In line with the aspirations of Southwark Plan Policy P6, shared living developments as a first priority should provide at least 35% of conventional affordable housing by habitable room as a first priority. The proposed development has incorporated a conventional housing block within the scheme providing 47 No. residential units at 36.7% affordable housing by habitable room. Given the above, a cash in lieu payment is not required.

**Industrial land**

79. The application site is identified within the Southwark Plan 2022 (Policy P29) as a Locally Significant Industrial Site (LSIS). The objective of this designation is for LSIS sites to be intensified for residential and industrial co-location. In addition, the site is also within the boundaries of Site Allocation NSP70 '*Hatcham Road and Penarth Street and Ilderton Road*' of the Southwark Plan 2022. NSP70 requires developments to:
- Provide new homes (C3); and
  - Provide at least the amount of employment floor space currently on the site (E(g), B class); and
  - Provide industrial uses (E(g)(iii) or B8 use class); and
  - Provide public open space - 1,990 sqm.
80. The redevelopment of the site would accommodate 47 No. conventional residential units alongside 283 No. co-living units, an increase of 379 sqm on the existing provision of employment floor space on site. The subject site is identified in the OKR AAP as a site that does not need to contribute towards the overall goal of 1,990 sqm of public open space for the NSP70 allocation, through the provision of open space on the site. It would however be expected to make in lieu financial contributions as set out in AAP11 of the draft OKRAAP at the equivalent 5sqm of space for each dwelling.
81. Policies E4 and E7 of the London Plan support the intensification and improvement of industrial uses on existing employment sites in order to ensure a sufficient supply of industrial capacity across London. The proposed development would cater for light industrial uses within the overall commercial provision proposed within the scheme.
82. The Old Kent Road was designated as an Opportunity Area through the previous iteration of the London Plan, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes. This has however, been increased to an indicative capacity of 12,000 homes in the New London Plan (2021). The London Plan notes that the emerging OKR AAP should "*set out how industrial land can be intensified and provide space for businesses that need to relocate from any SIL identified for release. Areas that are released from SIL should seek to co-locate housing with industrial uses, or a wider range of commercial uses*".
83. Furthermore, the draft OKR AAP sets targets of 20,000 new homes and 10,000 new jobs, to be supported by new infrastructure, including parks and schools. The Southwark Plan 2022 has confirmed the release of a substantial part of the Strategic and local Preferred Industrial Location designation in the Old Kent Road to allow for the creation of mixed use neighbourhoods where new and existing businesses would co-exist with new homes.
84. Paragraph 141(a) of the NPPF promotes making effective use of underutilised land, especially where this would help meet an identified need for housing. This has been incorporated into adopted policy as set out in Policy GG2 of the London Plan which seeks to prioritise the development of Opportunity Areas and sites which are well-connected by existing or planned Tube and rail stations and small sites. The



application site is located within the Old Kent Road Opportunity Area. In locations such as this, both London Plan and Southwark Plan policies strive for higher density, high quality mixed use developments which assist in addressing the need for new homes and ranges of employment opportunities.

85. In the draft OKR AAP, the site is identified as falling within Sub Area 4 and Proposal Site OKR16. The AAP reiterates the purpose for LSIS sites to incorporate new homes typologies into developments to co-exist along with industrial uses on site. This is illustrated in the typologies map on the following page of this report.
86. The existing use on site is not considered to maximise the potential of this Opportunity Area Proposal Site. The proposed re-development of the site would introduce an exemplary mixed use building comprising of light industrial, office and studio spaces (Use Class E) on the ground and mezzanine floor levels, and C3 residential Use Class and Sui Generis Use Class to the upper floors. The light industrial space would have excellent off street servicing facilities and a requirement to secure its internal fit out should secure its long term future use. It is anticipated that the scheme would deliver major regeneration benefits that are further discussed in the proceeding parts of this report.

Image: Sub Area 4 - OKR16 with subject site outlined in red

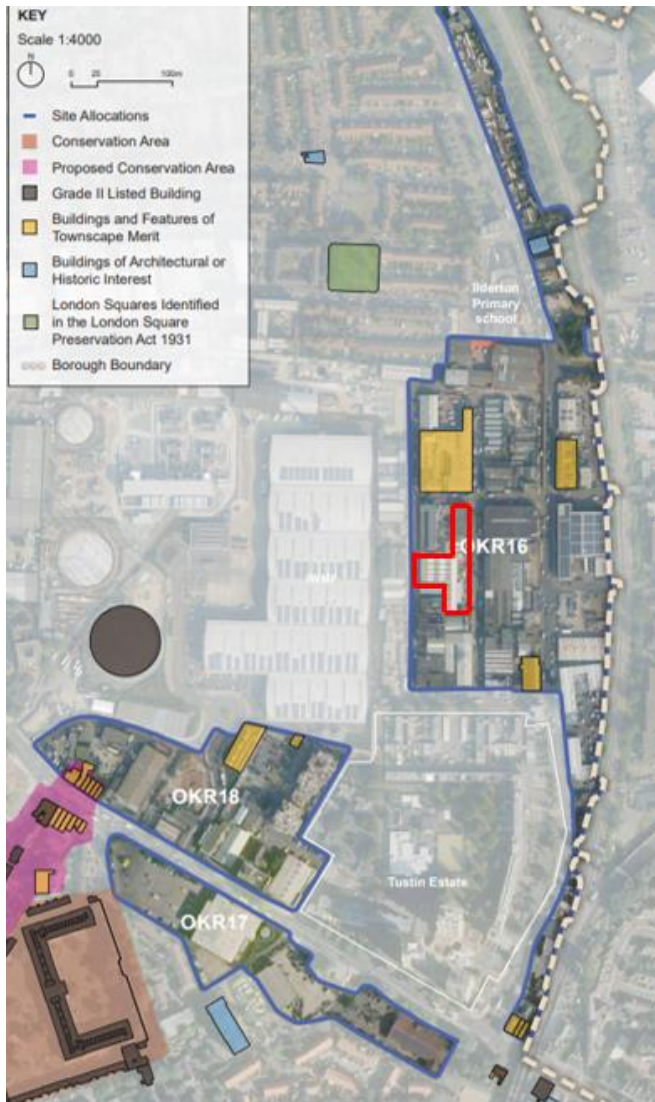


Image: Typologies map of OKR16 – Subject site outlined in red



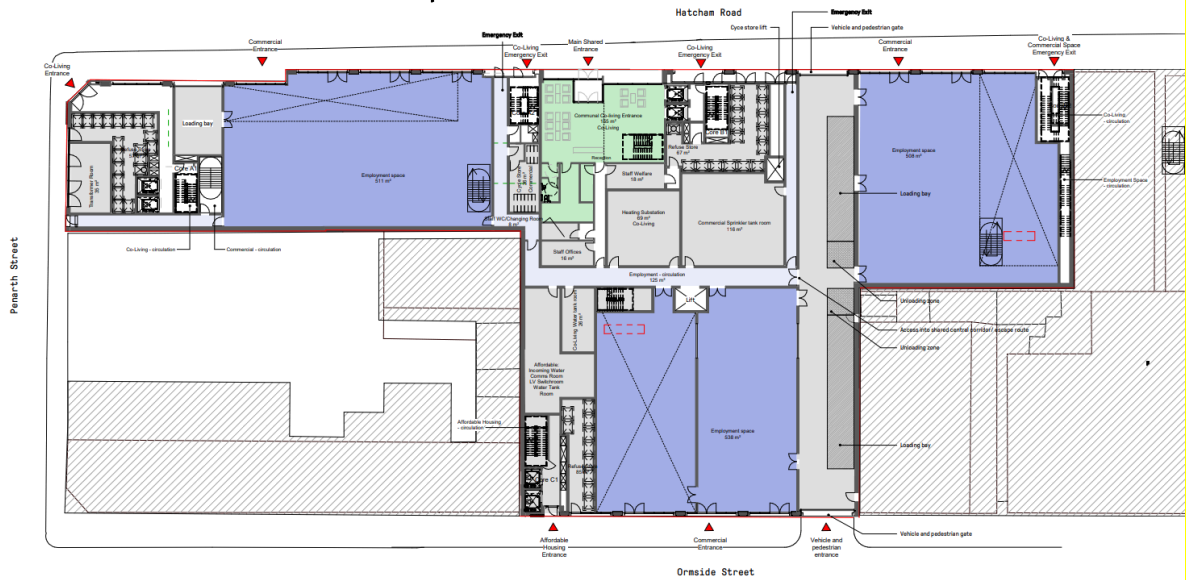
## Employment and affordable workspace

### Employment Re-provision

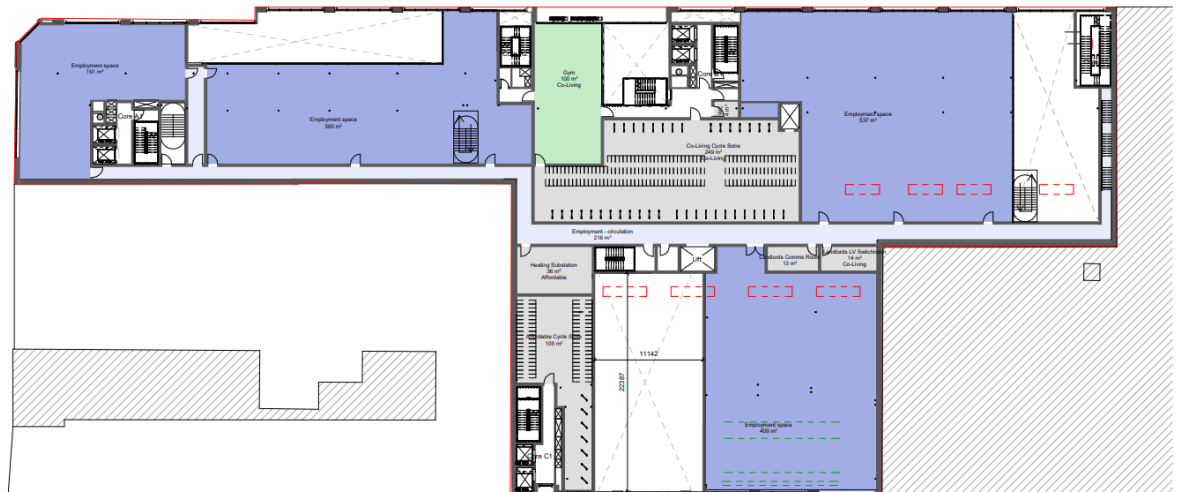
87. A combination of double height spaces and mezzanines are used to maximise the total quantum of space provided whilst also providing maximum flexibility for a variety of functions. A minimum 4.5m floor to ceiling height is maintained through the ground floor to allow industrial uses throughout. With James Glancy Design being reincorporated on an improved floorplate, the proposed commercial floor space design will enable further office and studio uses onto the increased employment floor space.

The Council's Local Economy Team (LET) have reviewed the scheme and support the proposal. Triggers for employment obligations have been recommended by LET and will be secured in the S106 Agreement.

**Image: Ground floor layout**



**Image: Mezzanine level layout**



### Affordable workspace

88. Policy P31 of the Southwark Plan requires developments proposing 500 sqm GIA or more employment floor space to provide 10% of the proposed gross employment floor space as affordable workspace on site at discount market rents. In acknowledging that James Glancy Design Ltd will be retained as part of the redevelopment of the commercial space, the scheme has increased the commercial floors space to enable

the development to additionally accommodate 419.5 sqm of affordable workspace. This will be secured in the S106 Agreement.

### **Provision of Housing, Including Affordable Housing**

89. The development would provide 47 No. affordable units that equates to a total of 36.7% affordable housing by habitable rooms. The provision of affordable housing proposed within the scheme is a significantly positive aspect of the scheme.

### **Old Kent Road Phasing**

90. The Greater London Authority (GLA) and Transport for London (TfL) officers have worked closely with Southwark Council officers to agree the broad geography and phasing of development in the area covered by the OKR AAP, to help provide certainty to communities, local businesses and developers in advance of the Bakerloo Line Extension (BLE) and a clear timetable for its delivery. This has resulted in broad agreement between the GLA, TfL and Southwark Council on the scale and geography of the area's new town centres, where industrial uses will be retained, replaced and intensified, and how housing delivery will be phased in advance of the BLE (for which formal safeguarding is now in place).
91. As part of this process, a cap of 9,500 net additional homes has been agreed for Phase 1 until a BLE construction contract is in place. This scheme forms one of the Phase 1 sites.

### **Conclusion on Land Use**

92. The scheme would deliver major regeneration benefits, in an exemplary mixed use development including a significant contribution to the borough's housing stock, 36.7% affordable housing, an increase on existing employment floor space, and a significant improvement to the existing commercial space through a more efficient and useable floor plate. It is therefore considered that the development, in land use terms, is acceptable, and its contribution to the surrounding Old Kent Road Opportunity Area (OKROA) should be supported.

## **AFFORDABLE HOUSING AND DEVELOPMENT VIABILITY**

### **Affordable Housing**

93. National, regional and local planning policies place a high priority on the delivery of affordable housing as part of the plan led approach to addressing the housing crisis.
94. The regional policies relating to affordable housing are set out in the London Plan 2021, with the three key policies being H4, H5 and H6. These should be applied having regard to the Mayor's 'Housing' and 'Affordable Housing and Viability' SPGs. Policy

H4 requires development to deliver the maximum reasonable amount of affordable housing, with the Mayor setting a strategic target of 50%.

95. The 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 accordance with Policy P1, rooms that are over 28 sqm have been counted twice for the purposes of calculating affordable housing. This accounts for large open plan living room spaces that include kitchens and dining areas.

Table: Affordable housing units mix

<b>Tenure</b>	<b>1 bed 2p</b>	<b>2 beds 4p</b>	<b>3 beds 4p/5p/6p</b>	<b>TOTAL</b>
Social rented homes	6	15	12	<b>33</b>
Intermediate Homes	4	6	4	<b>14</b>
<b>TOTAL</b>	<b>10</b>	<b>21</b>	<b>16</b>	<b>47</b>

96. In total, 446 habitable rooms are proposed for the scheme. 163 habitable rooms are proposed as affordable. The breakdown of this amounts to 26.28% of the development providing 117 habitable rooms for social rented units, and 10.27% of the scheme amounting to 46 habitable rooms in the intermediate tenure. This equates to an overall affordable housing offer of 36.7% which meets the requirement for 35% of homes to be affordable social rented complying with Policy P1.

### **Development Viability**

97. 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 36.55% is proposed and therefore a Financial Viability Assessment is required.
98. The Council's consultant has reviewed the Financial Viability Assessment prepared on behalf of the applicant and concluded that the proposed scheme generates a residual land value (RLV) of £17,640,000 (build cost £55,352,768) and when benchmarked against a site value of £6,000,000 the scheme would generate a surplus of circa £11,640,000. The applicant's appraisal concluded that there was a negative RLV of -£540,000 (build cost £60,400,634) against a benchmark site value of £8,950,000 the scheme would result in a loss of -£9,130,000 and therefore unable to support any affordable housing. The applicant has however, being mindful of the development plan requirement to deliver affordable housing has made provision for

47 no. affordable dwellings. The Council's independent FVA consultant has indicated that it is possible to provide affordable housing on the site.

### Conclusion on Affordable Housing

99. The delivery of social rent and intermediate units for the conventional residential aspect of the scheme is a very positive aspect of the proposals. A 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.

## **DESIGN CONSIDERATIONS**

100. The NPPF requires 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**

101. 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. This is 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.*
102. The proposed layout utilises its T-shaped boundaries with industrial uses occupying the bulk of the deep plan at the base of the proposed building, straddling the street



frontages on both sides of the block and offering multiple access points with a principal internal loading bay serving all of these spaces facing onto Ormside Street. Located at the centre of the footprint of the building is the principle entrance, lobby spaces and amenity services. The industrial floorplate consists of a mix of a double height floorplate to the Ormside Street frontage and a light industrial at ground floor, and office space at mezzanine level to the Hatcham Road frontage.

103. Above the industrial uses the development comprises of 3 No. urban blocks located adjacent to a centralised podium space. Block A will occupy the north-eastern part of the Site and will front onto Penarth Street and Hatcham Road. Block A will include 8 No. floors of co-living accommodation, comprising a total of 164 No. one-person studios. Block B will occupy the south-eastern part of the site and will front onto Hatcham Road. Block B will include 6 No. floors of co-living accommodation, comprising 117 No. one-person studios. Block C is located to the western part of the site and will front onto Ormside Street. Block C includes 7 No. floors of affordable residential accommodation, comprising 47 No. residential flats.
104. In line with the aspirations of the OKR AAP the proposed development includes a private service through road between Ormside Street and Hatcham Road to accommodate all servicing activity within the Site. The proposed through road is 6 metres wide and includes two loading bays off the route itself to accommodate the largest vehicles. It is connected to each workspace by internal service routes. The through road will be one-way only to reflect the Council's strategy for vehicle movements across the wider estate. The through road will be complemented by a single van-sized loading bay located in the north-western corner of the development, which will supplement this and also serve the adjacent single commercial unit. This design will also ensure that noise from servicing operations is contained and not adversely affect the residential uses on the upper floors.

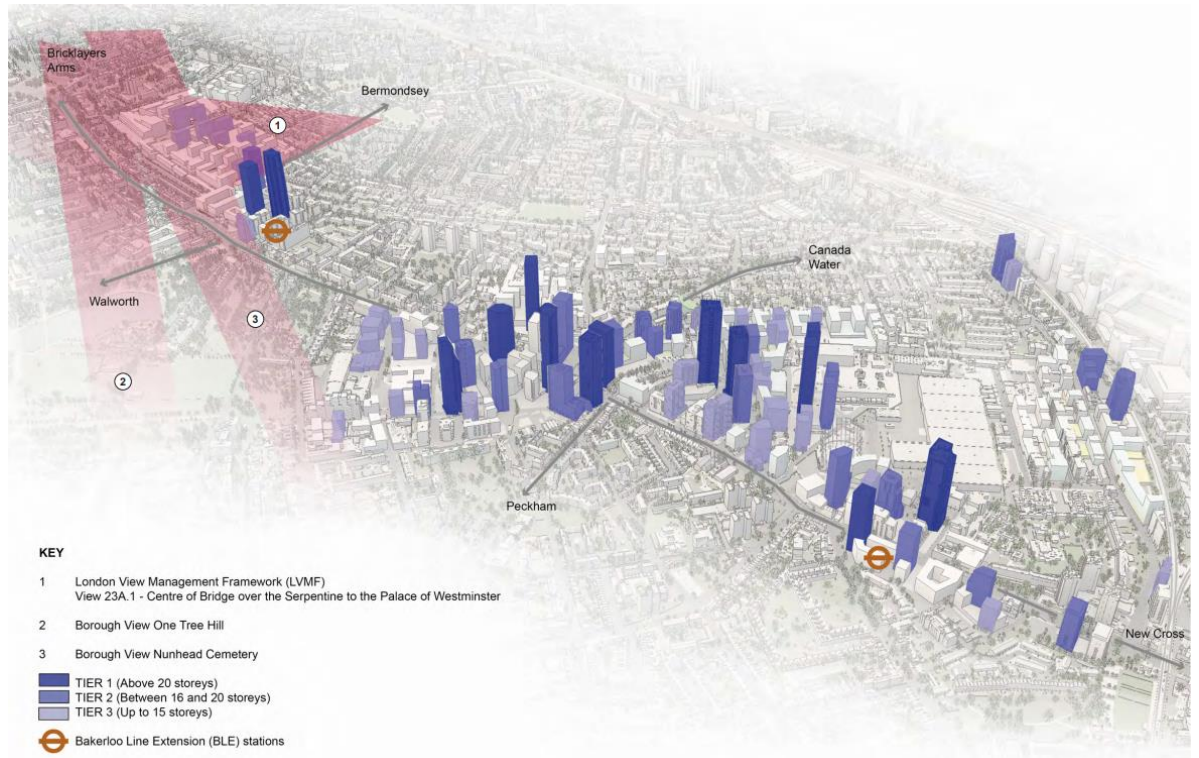
### **Height, Scale and Massing (including consideration of Tall Buildings)**

105. London Plan Policy D9 provides policy requirements for 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.
106. 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.
107. The site allocation for this site NSP 70 states that comprehensive mixed use development of this site could include taller buildings to the east of Ilderton Road. The draft OKRD AAP identifies that within Hatcham and to the west of Ilderton Road, the majority of buildings will be at 5 to 6 storeys with additional height on the corners of perimeter blocks on Manor Grove Penarth Street and Record Street. Policy 8 of the Draft OKR AAP sets out a tall building strategy with the 'Stations and Crossings' reinforcing the proposed hierarchy of buildings.
108. The sites to the west of Ilderton Road are not identified as containing tier 1, 2 or 3 buildings and consequently the proposed development has a maximum height of 10 No. storeys. OKR AAP Policy 8 states that buildings which fall outside of this structure will generally be expected to be of a lower/mid-scale from 3 No. to 11 No. storeys depending on context. The policy further states that the lower/mid-scale should typically form the shoulder height of podiums and/ or perimeter blocks defining streets within the masterplan. As noted the building heights guidance for the subject site within OKR 16 states that schemes within Hatcham Road should be between 5 No. to 6 No. storeys, with some additional height on the corners of the perimeter blocks on Manor Grove, Penarth Street and Record Street and this is the approach the applicant has broadly followed.

**Image: The 'Stations and Crossings Strategy in the draft OKR AAP**



109. The mixed-use proposal is T-shaped and located between existing buildings and uses to the north and south of the site. Due to the constrained nature, the development has a principal eastern elevation along Hatcham Road with a secondary western elevation on Ormside Street. The development comprises of three urban blocks, referred to as Block A, Block B, and Block C. Block A is located at the north-eastern part of the site with frontages onto Penarth Street and Hatcham Road at a maximum 10 No. storeys in height. Block B is located along the south-eastern part of the site with a full frontage along Hatcham Road at a height of 8 No. storeys. Block C is located on the western portion of the site fronting onto Ormside Street at a height of 9 No. storeys.
110. The building heights are varied within the development to alleviate the massing of the scheme with the taller 10 storey element located at the corner of Penarth Street and Hatcham Road as required by the AAP. There is a break in the blocks A and B fronting Penarth Street that break-up the overall form and massing and allows for good levels of daylight and sunlight enter the centralised podium space. The variation in building heights is considered to follow the principles set out in the OKRD AAP albeit at a greater height (8 storeys as opposed to 6) along Penarth Street. The ground floor frontage of Hatcham Road is set back from the building line to provide a more generous entry space to the Co-Living unit entrances for Blocks A and B. Block C is designed to function as a standalone building within the development with its own entrance from Ormside Street. The building has blank flank walls to enable the completion of the redevelopment of adjacent sites in a perimeter block form as proposed in the OKRD AAP. The west facing residential units on the upper floors will have inset balconies to avoid any overhanging balconies extending beyond the building line of Ormside Street.

111. Whilst the development would be seen as three separate blocks, they are to be linked by a commercial base that covers the majority of the site, and as neighbouring sites come forward in the future they will in time form part of a planned and comprehensive perimeter block redevelopment as set out in the OKRD AAP. A combination of double height spaces and ground floor plus mezzanine levels are used to maximise the total quantum of space provided whilst also providing maximum flexibility for a variety of functions. A minimum 4.5m floor to ceiling height is maintained through the ground floor to allow industrial uses throughout. The commercial space across these two levels have been split into three inter-connected large spaces that can then be subdivided into various work processes and uses.
112. Whilst the massing and height of the proposal contrasts with recommended AAP heights contained within the OKR 16 building heights guidance, the proposals are not considered to conflict with the general pattern of development already being built out within the immediate vicinity. The scale and massing of the proposed development has been informed by the Council's massing model contained in the emerging Old Kent Road Area Action Plan. This provided the parameters which informed the design development process.
113. The maximum height being positioned to the north-eastern corner of the block would sit at a similar height to the recently completed development at 180 Ilderton Road adjacent to the subject site, and would have a good fit with its local townscape context. For the reasons set out above, the proposal would complement the immediate area and help to deliver the wider development ambitions for OKR 16.

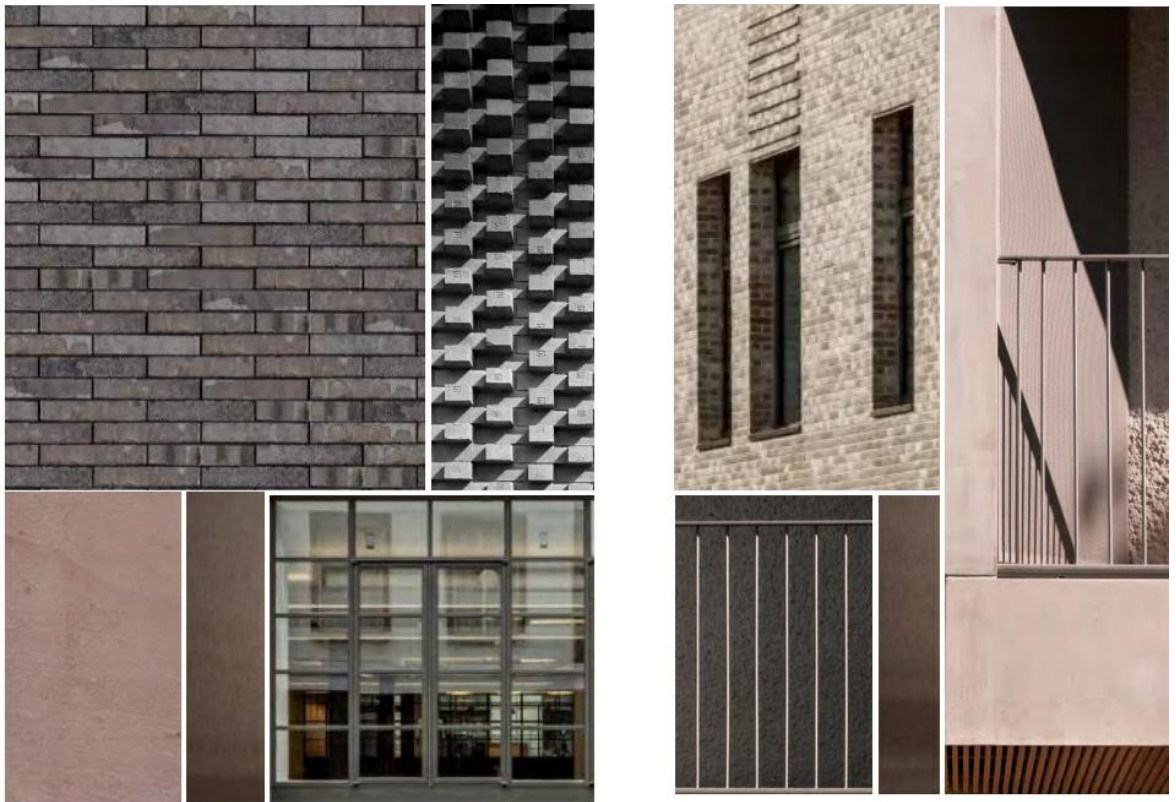
### **Architectural Design and Materiality**

114. 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.
115. The material palette chosen for the Co-Living blocks consists of a mix of dark grey bricks, projecting bricks, with pigmented concrete, bronze coloured aluminium and industrial glazing to the commercial spaces at ground and mezzanine level. There is a slight difference to the palette proposed for the affordable housing block. The affordable block would also be constructed using pigmented concrete, bronze coloured aluminium and projecting bricks. The main brick finish to the facades would consist of light buff brick.
116. The materials have been proposed to reference the industrial character of the surrounding area. The dark coloured brick is accompanied by regular gridded elevation arrangements consistent with the industrial history of the area with expressed steelwork frames around ground floor workspace glazed openings. Relief to the

elevations is provided by textured projecting brickwork patterning and pigmented reconstituted stone elements used to frame the recessed balconies in the affordable block and as horizontal intermittent bands in the co-living blocks.

117. The high quality architecture is considered to enhance the existing appearance of the subject site whilst referencing the surrounding context. Submitted details ensure that there would be depth and articulation to facades of the development. This level of detail will be secured through the inclusion of conditions in order to ensure that this level of design quality is maintained in the construction of the proposal. These conditions have been attached to the decision notice.

**Image: Materiality palette**



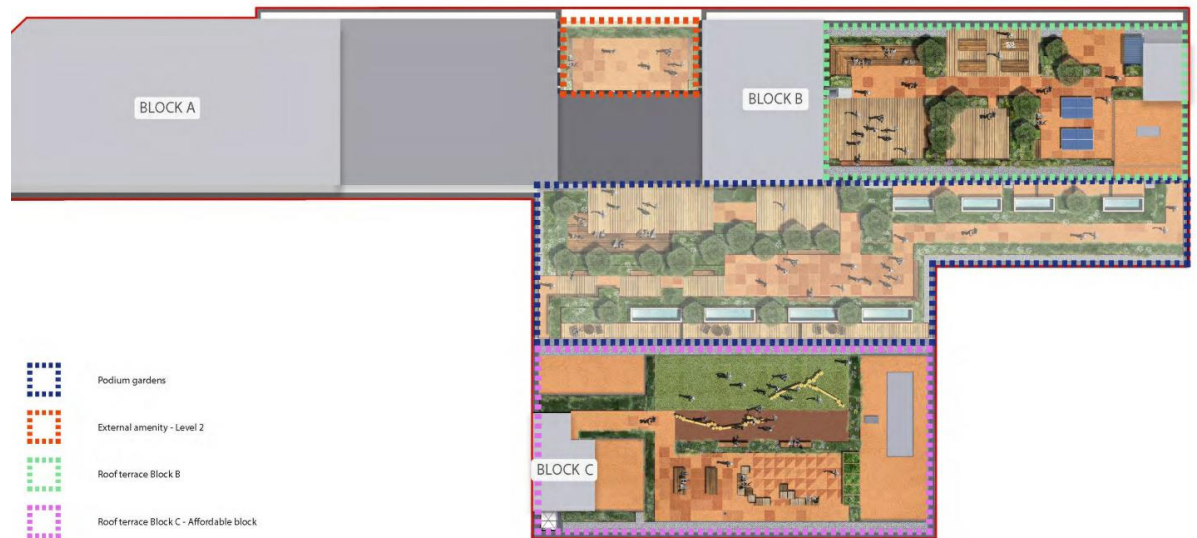
**Landscaping**

118. Policy P59 of the Southwark Plan (Green infrastructure) states that major developments that are to be referred to the Mayor of London must provide new publically accessible open space and green links. Additionally, 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. Point 3 of London Plan Policy G1 (Green Infrastructure) requires Development Plans and Opportunity Area Planning Frameworks should identify key green infrastructure assets, their function and their potential function. They should also identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.



119. An indicative landscaping strategy is proposed for the site which outlines a high-quality approach towards hard and soft landscaping throughout. Extensive and appropriate planting and landscaping in the communal amenity areas has been incorporated into the design to enhance the well-being and communal options for residents within the development. The communal spaces are divided into a series of spaces at podium level, a pock area on level two between blocks A and B, and roof terraces to both block B and C.

**Image: Birds eye view of landscape areas**



120. Overall, the landscape proposals are considered to be a significantly positive aspect of the redevelopment of the subject site. All plans are indicative with detailed landscape plans involving hard and soft features being subject to conditions which are attached to the decision notice. The hard and soft landscaping condition will require appropriate buffering to units fronting onto the communal amenity spaces proposed within the development.
121. It is noted that the private amenity spaces of the residential units on the podium level will require appropriate screening details to secure privacy from the communal space located on the same level. This requirement has been added into the wording of the hard and soft landscaping with details needing to be agreed by the LPA to safeguard the amenity of the potentially affected residents.
122. The security of future residents has also been considered, with lighting arranged around the external amenity areas. The lighting is of a low level and has been strategically placed so that there are no hidden corners within the amenity spaces. A lighting strategy is secured by condition and attached to the decision notice.

**Ecology**

123. A Preliminary Ecological Appraisal (PEA) prepared by Middlemarch Environmental dated August 2021. The PEA has identified habitats that are present on site are of negligible ecological value and require no specific mitigation for their removal. The nearest designated site is the Senegal Railway Banks SINC, which is approximately 140m to the east of the subject site, and given the distance, the development is unlikely to impact on the conservation of the SINC. The PEA also identifies that the site would provide biodiversity net gain.
124. The Council's Ecologist has reviewed the submitted documentation and raises no objection. The Ecologists recommend that upon review of the PEA and Bat Assessment that swift nesting bricks are advised with 24 No. swift bricks be inserted along the eastern elevation of the development. Further recommendations include a precautionary bat survey, the inclusion of 4 No. bat bricks/tubes on the eastern elevation, and a lighting plan in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981. Recommended conditions have been attached to this decision to ensure compliance.

### Urban Greening Factor

125. 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 commercial sites.

### Image: Urban Greening Factor score

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	402	321.6	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	114	68.4	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	1328	132.8	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
<b>Total contribution</b>			<b>522.8</b>	
<b>Total site area (m<sup>2</sup>)</b>			<b>3421</b>	
<b>Urban Greening Factor</b>			<b>0.152820813</b>	

126. The existing site encompasses the entire floorplate of the subject site leading to an almost non-existent Urban Greening Factor (UGF) score. The UGF score from the inclusion of trees and soft landscaping is 0.1528. Officers acknowledge that the UGF cannot be increased any further due to the physical constraints of the site and the optimising of development on a brownfield site. As set out in the OKR AAP this site is expected to be developed at full site coverage with the re-provision of a significant commercial space. Whilst the shortfall is acknowledged, it is considered that the design has adequately addressed the delivery of the AAP masterplan and balanced the amount of soft landscape with the requirements for flexible and functional amenity space for residents. In addition, there will be a s278 agreement to provide build outs of the footway thereby providing public realm and more opportunities to provide street greening.

### **Trees**

127. London Plan Policies (G1 & G7) and Southwark Plan Policy P61 require that wherever possible, existing trees of value are retained.
128. An Arboricultural Method Statement (AIA) has been submitted and reviewed by the council's Urban Forester. The AIA states that there are 16 No. street trees in the vicinity of the subject site. As part of the comprehensive redevelopment of the site, 4 No. of these trees are in close proximity to the boundaries of the development site. The location of the trees do not require any of their removal with the AIA recommending that the trees are lightly pruned of around 1m on the building side of the canopy. The stems of each of the 4 No. trees during the pruning process will be protected from inadvertent damage by boxing the stems with scaffold boards or similar prior to work starting including demolition.
129. The proposed podium and terrace landscaping is based on a rigid geometric pattern that relies on high quality planting specifications to prevent it becoming overly austere. Suitably large planter volumes and intensive maintenance details need to be confirmed as part of the hard and soft landscaping details that are attached to the decision notice to ensure compliance.

### **HERITAGE AND TOWNSCAPE CONSIDERATIONS**

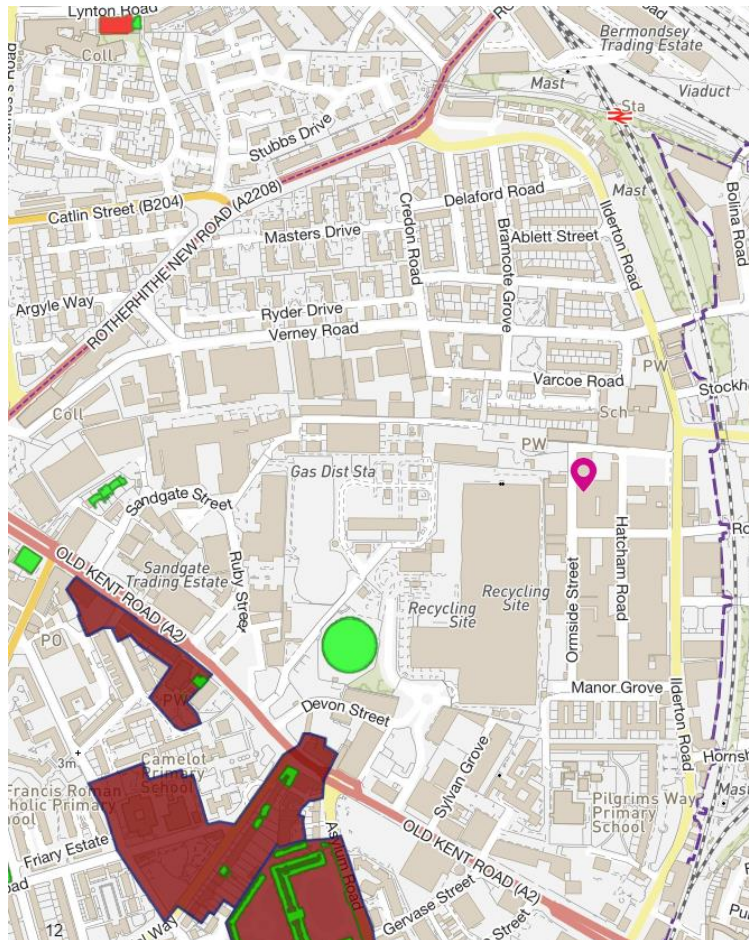
130. Policy HC1 of the London Plan 2021 advises that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and its setting and to pay "special regard to the desirability of preserving or enhancing the character or appearance of that area". Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Para 199 of the NPPF

2021 states that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

## Conservation Areas

131. The subject site is not located within the boundaries of a conservation area, nor is it identified as a listed building. The closest conservation area is Kentish Drovers and Bird in Bush, located approximately 445 metres southwest of the subject site. Designated heritage assets within 500 metres of the site is limited to Grade II listed Gasholder no. 13 which is located circa 315 metres southwest of the subject site.

**Image: Listed buildings (green) and conservation areas (brown) located nearby; subject site is purple pin**



## Draft OKR APP and Draft Local List

132. Although of limited weight, the draft OKR AAP also identifies buildings and features of townscape merit and buildings of architectural or historic interest. These buildings are also included on the draft Local List published by the Council in March 2018. The following are within or immediately adjacent to the application site:



**Table: Draft AAP Building or Feature of Townscape Merit within the immediate vicinity of the site:**

<b>Property</b>	<b>Description</b>
Penarth Centre, 30 Penarth Street	Building of Townscape Merit
Christ the King Chapel, 8 Manor Grove	Building of Townscape Merit

### **Townscape and Visual Impact Assessment (TVIA)**

133. A Townscape and Visual Impact Assessment (TVIA) has been submitted as part of this application. The study area for the TVIA is taken within a 500 metres radius from the site and has been informed through discussions with planning officers. The effects on settings of heritage assets or ecological/ environmental assets will not be assessed within this TVIA, although effects on built landmarks are considered if they contribute to townscape character. Effects on Conservation Areas and Listed Buildings are considered in terms of impact on present day users and residents in addition to townscape effects.
134. The scale of the townscape and visual effects is determined by considering both the sensitivity of the townscape feature, townscape character or view with the magnitude of change. The scale of effects is described as neutral, very low, low, medium, or high. The following table provides a breakdown of how the effects are assessed and rated.
135. There are five viewpoints within a 500 metres radius conducted as part of the TVIA assessment. The table below provides detail on the distance of the viewpoint to the development site, potential receptors, the value of the view, the susceptibility of the view, and the sensitivity of the viewpoint.

Table: Viewpoint assessment

<u>Viewpoint and Location</u>	<u>Distance to site boundary</u>	<u>Receptors</u>	<u>Value (Of view)</u>	<u>Susceptibility to change</u>	<u>Sensitivity</u>
1. Bridgehouse Meadows	0.45km	-Recreational users of Public Open Space  -Cyclists  -Pedestrians	Medium	Low/Medium	Low

2. Hatcham Road junction with Manor Grove	100m	-Pedestrians -Road users	Low	Medium beneficial	Low
3. Ormside Street junction with Manor Grove	105m	-Pedestrian -Road users	Low	Medium beneficial	Low
4. Hatcham Road looking south	75m	-Pedestrians -Road users	Low	Medium beneficial	Low
5. Devon Street looking east	0.35km	-Road users -Pedestrians -Cyclists	Low	Neutral	Low

136. The assessment of all 5 No. viewpoints indicates that, while the proposed development will introduce change to the subject site and its locality, such change can be accommodated without unacceptable effects on townscape character and visual amenity. While the massing and height of the building contrasts with the mainly low-rise buildings of the surrounding area, it does not conflict with the prevailing pattern of other existing or proposed developments within the wider context of OKR16 and the OKROA.

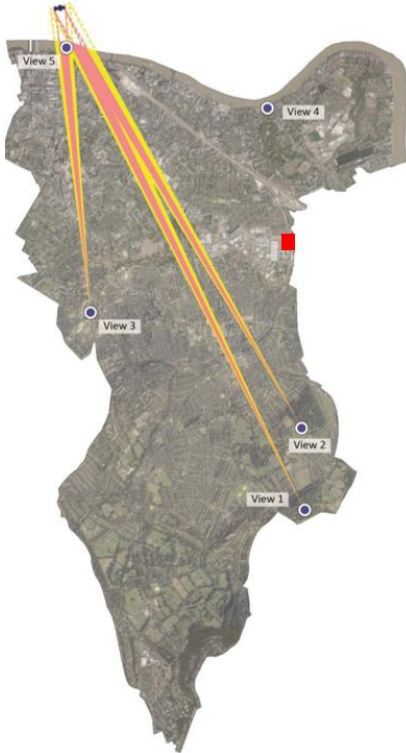
### London View Management Framework

137. A number of strategic views as defined in the London View Management Framework (LVMF) (March 2012), are panoramic viewpoints located in north London. The view splay takes in a wide panorama of the city centre and Southwark forms a distant backdrop to these views. The views identified in the LVMF are; Alexandra Palace, Parliament Hill, Kenwood, and Primrose Hill.
138. The viewpoints mentioned above are all located at a distance of 9 kilometres and more from the subject site. The changes to the visual character of the townscape and views resulting from the proposed development of this scale and distance is not going to be discernible in the backdrop to the City and are at such a distance they have no bearing on the silhouette of key City landmarks, blending into the general urban context.

## Strategic Borough Views - Southwark

139. The site is not in any Borough views.

**Image: Southwark Strategic Borough Views (Subject site highlighted in red)**



## Conclusion on the Setting of Listed Buildings, Conservation Areas and Townscape

140. The following table summarises the designated heritage assets that could be impacted by the proposal, and what harm, if any has been identified.

**Table: Impact on heritage significance**

Listed Buildings and Conservation Areas	Assessment of Impact on heritage significance
LVMF Views	No harm identified
Local Views	No harm identified
Kentish Drovers and Bird In Bush Conservation Area	No harm identified

Listed Buildings	No harm identified owing to the height, distance and relationship of the development from nearby assets
Draft Locally listed buildings/ undesignated assets identified in the draft Old Kent Road AAP	No harm identified.

141. In conclusion, the proposed development would not have a significant impact on the views assessed despite it being a highly visible feature in the immediate townscape. Given the substantial distance to the nearest designated heritage assets, and taking into consideration the height of the development, the scheme is considered to be a beneficial addition to the London Skyline that would successfully integrate into the immediate area and would not cause harm to any of the designated heritage assets listed above. There are undesignated heritage assets in closer proximity to scheme and including the chapel on Manor Grove and the Penarth Centre. Given the scale of the proposals they would not have a harmful impact on the chapel, as they would only be partially visible within the chapels setting. In terms of the Penarth Centre its character is industrial and the new buildings design and use would complement its setting and cause no harm to it.
142. Whilst limited weight has been given to emerging policy, full weight has been given to adopted policies, including the NPPF (2021), London Plan (2021) and Southwark Plan (2022). As can be seen from the assessment contained within this report, the development is considered to be in compliance with these adopted policies.

## **HOUSING MIX, DENSITY AND RESIDENTIAL QUALITY**

### **Housing Mix**

143. Policy H16 of the London Plan 2021 does not directly reference minimum floor standards for co-living units, and in terms of their size and function, no specific housing mix standards apply to co-living or any other purpose-built shared living housing product. However, the Mayor has recently published a draft version of the London Plan Guidance for Large-scale Purpose-built Shared Living. Public engagement on the guidance closed on March 27<sup>th</sup> 2022.
144. Section 4.10 of the draft document provides details on minimum and maximum standards for purpose-built shared living developments. The units should not be less than 18 sqm and not more than 27 sqm to avoid being converted to sub-standard self-contained units. Accessible units are expected to be generally between 28 and 37 sqm to accommodate ease of access to the amenities.
145. Of the 283 No. co-living units proposed, 32 No. units will be wheelchair accessible at 29 sqm, and the remaining 149 No. consist standard co-living studios at 20 sqm per unit.

**Table: Co-Living mix**

<u>Block A</u>	<u>Standard Studio – 20sqm</u>	<u>Accessible Studio – 29sqm</u>
Level 01	19	4
Level 02	19	4
Level 03	19	4
Level 04	19	4
Level 05	19	4
Level 06	19	4
Level 07	8	4
Level 08	10	4
Totals	132	32
<u>Block B</u>		
Level 01	25	-
Level 02	21	-
Level 03	21	-
Level 04	21	-
Level 05	21	-
Level 06	8	-
Totals	117	-

146. For the conventional residential element of this scheme, 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 Old Kent Road site) and a minimum of 25% of homes with three or more bedrooms are provided in the urban zone. The policy also requires two bedroom homes as a mix of two bedroom 3 person and two bedroom 4 person homes. The housing mix requirements are replicated in the draft OKR AAP (Policy 4).

147. Policy H10 of the London Plan relates to housing size and mix; it seeks to guide borough and developers on unit mix within new residential developments, and states that schemes should generally consist of a range of unit sizes having regard to robust local evidence, the requirement to deliver mixed and inclusive neighbourhoods and the range of tenures in the scheme.

Table – Housing Mix:

<u>Dwelling size</u>	<u>No. of units</u>	<u>Percentage</u>
1 Bedroom	10	21.28%
2 Bedrooms	21	44.68%
3 Bedrooms	16	34.04%
Total	47	100%

148. The table above demonstrates that the development would provide 78.72% of the new units as two or more bedrooms. In addition, 34% of units would be family homes with three bedrooms. This provision substantially exceeds the minimum requirement of 20% of homes being three beds or more as per OKR AAP Policy 4, and the requirement of 25% for three beds in urban zones as per the intention of Southwark Plan Policy P2. This is a significantly positive aspect of the scheme.

### **Wheelchair Housing**

149. Policy P8 of the Southwark Plan requires at least 10% of the dwellings, by habitable rooms, across the subject site to meet Building Regulation M4(3) 'wheelchair user dwellings' (with 10% of the social rented homes meeting Building Regulation M4(3)(2)(b) 'wheelchair accessible dwellings' as thus available for immediate occupation). All other dwellings will be delivered to meet M4(2) 'accessible and adaptable dwellings' standards.
150. The co-living aspect of the accommodation includes 32 wheelchair accessible studios comprising individual floor areas of 29 sqm each. This amounts to 11.31% of the overall co-living provision within the development. For the conventional housing wheelchair provision, 7 No. of the 47 No. units are proposed as wheelchair accessible, and this equals 15% of the conventional housing provision within the scheme. The wheelchair user dwellings would be secured through the Section 106 Legal Agreement.

### **Density**

151. The Southwark Plan does not contain specific density matrices and ranges for different areas of the borough. Instead, it sets out a range of criteria relating to good design and appropriate density in the context of a site-specific approach, including in policies P13

Design of places, P14 Design quality, P15 Residential design and P18 Efficient use of land. Criteria across these policies require among other things that:

152.
  - 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
153. This approach is consistent with the London Plan, within which policy D3 refers to optimising site capacity through a design led approach. 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.

### **Quality of Residential Accommodation**

154. 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 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

155. Policy P15 of the Southwark Plan requires developments to meet the minimum national space standard. All of the units would comfortably meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD. The larger units consisting of three bedroom five persons and three bedroom six persons bedrooms are particularly sizable which when taking into account their likely occupation by a family, is a very positive aspect of the scheme.
156. All proposed homes would exceed the minimum standard of one, two, and three bedroom units, in accordance with the minimum space standards as per Table 3.1 of Policy H6 of the London Plan. The following tables provide a breakdown of the range of unit sizes contained within the development.

### **Table: Proposed flat sizes for conventional residential units**

Unit Type	SPD Requirement (sqm)	Size range proposed (sqm)
1 Bed 2 Person (flat)	50 sqm	50 – 51 sqm
2 Bed 4 Person (flat)	70 sqm	70 – 71 sqm
3 Bed 4 Person (flat)	74 sqm	83 sqm
3 Bed 5 Person (flat)	86 sqm	91-93 sqm
3 Bed 5 Person (WCH)	94 sqm	95 sqm
3 Bed 6 Person	95 sqm	102 sqm

157. The above table demonstrates that the development has successfully designed the layout of each floor to accommodate each bedroom type without compromising the quality of accommodation. Layouts of the flats are well proportioned with no hidden corners with an emphasis of ease of movement and circulation within each flat. Furthermore, each apartment prioritises placing the open plan living / kitchen / dining room to the front facade of the building to maximise potential for natural daylighting and views. Overall, it is therefore considered that the size and layouts of the units are acceptable, and would provide a good quality of accommodation.
158. The sizes of the standard studio and accessible studio co-living units meet the minimum standards required for each unit type. Whilst it is noted that these units do not benefit from private amenity, communal spaces are provided in both Block A and Block B for the occupiers of the co-living units to use at their perusal.
159. There is some degree of concern regarding the overall quality of accommodation for the co-living units located on the western elevation of Block A from floors 1 No. to 9 No., which is expanded on further in the Noise and Agent of Change sections of this report.

### Internal Daylight and Sunlight

160. An internal daylight and sunlight assessment has been submitted with the results tested against the BS EN 17037:2018 'Daylight in buildings' document. This methodology offers guidance in assessing the daylight and sunlight to new dwellings. The results of the internal daylight and sunlight assessment for dwellings and co-living units within the scheme are discussed below.
161. Regarding daylight the UK National Annex to BS EN 17037 provides minimum illuminance recommendations for daylight provision within UK dwellings, which is based on the median illuminance that should be achieved over at least 50% of the assessment grid for at least 50% of the daylight hours over the course of a calendar year. The target values and rooms are:



**Table: Daylighting targets for National Annex of BS EN 17037**

<u>Room Type</u>	<u>Target Illuminance over at least 50% of a reference plane 0.85m from the floor, for at least half of the daylight hours (lx)</u>
<b>Bedrooms</b>	100 Lux
<b>Living Rooms</b>	150 Lux
<b>Kitchens</b>	250 Lux

162. The calculation undertaken to demonstrate the daylight availability to the proposed habitable rooms within this development applied the following values:
- Diffuse glass transmission: 0.68 for clear double glazing with low emissivity coating;
  - Maintenance factor for dirt on glass: 0.92 (e.g. 8% loss) for vertical glazing
163. Using the methods listed in the bullet points and table above, the results found that in the Co-Living units 3 No. (75%) out of 4 No. rooms tested would achieve or exceed the recommended guideline values. For the conventional residential housing in Block C, the guidance establishes that the three lowest residential floors within the building which are the lowest performing floors in the building; 63 No. rooms tested within Block C are all located from first to third-floor levels. Results from tests undertaken on flats on the first to third floors within Block C show that 55 No. (87%) of the 63 No. rooms tested would achieve or exceed the recommended guidelines values. The remaining 8 No. rooms comprise 6 No. bedrooms and 2 No. living rooms on the first floor level. The fourth to seventh floors all benefit from higher daylighting levels and are in accordance with the guideline values. The results demonstrate that high levels of daylight are achieved in compliance with the BRE guidelines.
164. In terms of sunlight to developments the BS EN 17037 provides minimum, medium and high recommended levels for sunlight exposure. This is measured via the duration received to a point on the inside of a window on a selected date between February 1st and March 21st. For this assessment the March 21st (equinox) has been used. This assessment assumes a cloudless sky and therefore represents the maximum possible amount of sunlight. The assessment is undertaken using the calculation of the sun's position based on the geometrical equations in the BS document.
165. Paragraphs 3.1.10 and 3.1.11 of the 2022 BRE guidelines highlight that *“for dwellings, at least one habitable room, preferably a main living room, should meet at least the minimum criterion.”* It further notes that *“the BS EN 17037 criterion applies to rooms of all orientations, although if a room faces significantly north of due east or west it is unlikely to be met”*.

166. The table below provides the recommended values for sunlight exposure in developments. The BS document requires that one habitable room in a dwelling should receive at least the recommended exposure to sunlight.

**Table: Sunlighting targets in National Annex of BS EN 17037**

<u>Level of Recommended Exposure</u>	<u>Sunlight Exposure</u>
Minimum	1.5 hours
Medium	3 hours
High	4 hours

167. The methodology above when applied to this development for the sunlight exposure results for the Co-Living units demonstrates that all 4 No. rooms tested would not achieve the minimum guidelines as the windows tested face 90 degrees due north. For the sunlight exposure results for the conventional housing proposed in Block C shows that 24 No. (38%) out of 63 No. rooms would meet or exceed the minimum guideline values. Of the 24 No. rooms, 6 No. (25%) would meet the Medium levels of the BRE guidelines above.

168. It is noted that that many of the rooms have been designed with direct access to private amenity spaces (e.g. balconies) which provide private amenity space for the occupants. The level of adherence to the guidelines for these rooms would otherwise be better if balconies were not present.

169. Given the assessment above, it is considered that on balance, the proposals would result in acceptable levels of daylight and sunlight into the dwellings within the development, and in some instances the scheme achieves a very high level of compliance with the BRE recommendations.

### Overlooking and Privacy within the Proposed Development

**Image: Podium level buffer zones to private terraces**



- 01 Outdoor lounge to Co-Living unit
- 02 Quiet spaces with seating elements
- 03 Raised planters
- 04 Spill-out space
- 05 Communal flexible space
- 06 Private terraces

**Image: Section through podium floor**



170. The units most at risk of potential overlooking and loss of privacy within the development are the conventional residential units in Block C located at podium level, 2 X 2 bed 4 person intermediate units, and 1 X 3 bed 4 person intermediate unit.

Submitted plans demonstrate that privacy buffers will be created to mitigate against any potential overlooking or loss of privacy from within the development. In addition, the four co-living studios adjoin the communal spaces provided on the podium level. Details of the privacy buffers for all potentially affected units will be secured within the hard and soft landscaping condition attached to this decision notice.

171. In terms of separation distances between the co-living blocks and the conventional housing block, The GLA raised concerns about this distance with potential for overlooking possibilities leading to amenity impacts. In acknowledging the concerns of the GLA, the separation distances between the blocks is largely a function of the masterplan and AAP model, which have helped to inform the layout and configuration of the proposed development. The grid street pattern in this part of the Old Kent Road area means that the redevelopment of the plots requires a north-south alignment in most cases. This pattern of development also needs to take account of the presence of neighbouring industrial uses and ensuring that new development does not prejudice the future development potential of adjoining sites.
172. In addition to the above, the separation distance between the co-living blocks and the affordable housing block is 15 metres. Southwark's Residential Design Standards SPD requires developments to achieve a separation distance of 12 metres between the front of buildings and across public highways. The central open space on podium level has been designed to act in this was as a shared space. The proposed separation distance therefore exceeds the requirement set out in the Council's SPD. Notwithstanding the above, and to assist in alleviating the concern raised by the GLA, the applicant has agreed to a planning condition that is included in the decision notice which requires the submission of detailed drawings showing the inclusion of angled windows on the western façade of Block B where it faces the affordable block.

### Number of Units Per Core

173. The 47 No. conventional residential units are provided on floors 1 to 7 of Block C. Floors 1 and 2 have 6 units per core, with floors 3 to 7 providing 7 cores per floor. The lift and stair core is located at the northern end of each floor with the residential units on each floor being accessed by a single corridor. Amendments received during the planning stage have incorporated 1 dual aspect unit per floor. Given that the development cannot provide windows in the southern and northern elevations of Block C as to not prejudice the development of adjoining sites in the future, the inclusion of 1 dual aspect per floor is considered acceptable in this instance. It is noted that the remaining 5 and 6 cores on each floor, provide single aspect east and west facing units.

### Secured by Design

174. The Metropolitan Police Secure By Design Officer has held discussions with the applicant and is satisfied that the development can achieve Secure By Design Accreditation. Conditions recommended by the Secure By Design Officer have been attached to this decision.

## Conclusion on Quality of Accommodation

175. The floor layouts and size of the conventional residential units proposed are a positive aspect of this development and enables the occupiers to move freely through each unit without contriving circulation and movement. As noted previously there is a degree of concern for occupiers of the co-living units on the western elevation of Block A; however, conditions have been proposed to overcome concerns raised. Overall, given the significant constraints of the site in close proximity to future development sites adjoining to the immediate north and south, it is therefore considered that the proposed development would provide a good quality of accommodation for future residents.

## **OUTDOOR AMENITY SPACE, PLAY SPACE AND PUBLIC OPEN SPACE**

176. 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 Southwark Plan requires the provision of 5 sqm of public open space per dwelling.
177. Four categories of open space are required in major planning applications in the Old Kent Road Opportunity Area:
- Private amenity space: For units containing three or more bedrooms, 10 sqm of private amenity space as required by the SPD; and for units containing 2 bedrooms or less, ideally 10 sqm of private amenity space, with the balance added to the communal space;
  - Communal amenity space: 50 sqm communal amenity space per development as required by the SPD; and
  - Children's play space: 10 sqm of children's play space for every child space in the development as required by the London Plan.
  - Public open space: 5 sqm of public open space per dwelling as required by the draft OKR AAP. If it is not feasible to deliver the open space on site, a financial contribution will be required.

### **Private Outdoor Amenity Space**

178. All of the proposed conventional homes have been provided with private amenity space in the form of either; overhanging private balconies, or inset private balconies, with the units on the podium floor having private defensible space. The majority of homes have been designed to have at least 5 sqm of private amenity space, with the shortfall from each private amenity area included in the communal amenity space of the development.

179. The total amount of private amenity space proposed within the development is 412 sqm. This results in a shortfall of 68 sqm of the required 470 sqm. This shortfall is required to be included in the provision of communal amenity space within the scheme.

### Communal Amenity Space

180. In order to comply with the requirements of the Residential Design Standards SPD, 50 sqm communal amenity space per development should be provided. This should be provided in addition to the requirement to compensate for any shortfall in private amenity space.
181. As stated in the private amenity space consideration above, the shortfall of the private amenity has been included into the communal amenity requirement for this development. The scheme provides two communal amenity areas; one on the podium level with a generous provision of 642 sqm, and the other on the roof terrace of Block C that comprises of 121 sqm of communal amenity alongside 201 sqm of children's play space. Both spaces are served by stair cores and available for use by all residents.
182. The following table summarises the communal amenity space requirements, against that proposed. All the podium and terrace communal amenity spaces would be accessible to all residents.

**Table: Proposed external communal amenity space in the development, and remaining shortfall against policy requirements**

Communal amenity space proposed	Proposal	Shortfall
(Podium and roof terrace)	763 sqm Required 68 sqm +50 sqm = 118 sqm	No shortfall (645 sqm over provision)

183. As demonstrated in the tables above, the provision of private and communal amenity space would meet and exceed the design guidance requirements.

### Children's Play space

184. 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).
185. 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+
<b>Existing provision</b>	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
<b>No existing provision</b>	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

186. The financial contributions required in line with the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015) would pay for ‘off-site’ provision, directly funding new and enhanced play equipment close to the site as part of a strategic approach. For example, if this scheme fell short on provision for each age group, the contribution would go towards new or existing park spaces within the OKROA.
187. Using the GLA’s latest Population Yield Calculator (v3.2) and assuming Inner London and a PTAL of 0-2, the scheme generates a total child yield of 43.4, which equates to a total play space requirement of 434.2 sqm. In total 201 sqm of play space is provided on site.
188. The play space areas for each age group is provided on the rooftop terrace of Block C. The design would incorporate landscaped features amongst a variety of play equipment that would be suitable for both children and toddler play. This will also require the submission of detailed planting and screening, and a detailed drawing condition requiring designs of the landscape, including all play provision, will be secured by condition. This will be required to include water and sand play.

Children’s Play Space Calculations

**Table: Proposed areas of dedicated external play**

Location	Area of dedicated play space
Rooftop terrace Block C	201 sqm

189. The following table summarises the policy requirements for children’s play space, against that proposed.

**Table showing proposed external play space in the development, and shortfall against policy requirements**

<b>Dedicated outdoor child play Space.</b> This can be provided in either the communal or public open space but must be provided in addition to that space, rather than as a sub set of that space.	<b>Required play space based on child yield.</b>	<b>Proposed play space</b>	<b>Shortfall</b>
0-4 years          5-11 years          12+ years	141 sqm (187 sqm required)          60 sqm (144 sqm required)          0sqm (103.2 sqm required)	Play space proposed for all children located on the roof terrace of Block C	233.2 sqm

190. In accordance with the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, any shortfall in the required amount of child play space will be charged at £151 per square metre. £151 per square metre is an average cost in Southwark for improving play space. Whilst it is acknowledged that there is play space proposed for children up to 11 years old, there is still a shortfall of 130sqm for toddler and younger children play space. In addition, as there is no provision for the 12+ age groups there would be an overall shortfall of 233.2 sqm in children’s play space. This shortfall would therefore generate a financial contribution of £35,213.20 in line with the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015). It should be noted that there are ongoing projects to improve neighbouring park spaces, including Bramcote Park using s106 money, and that the area masterplan proposes a new park space adjacent to this development which these off site payments would help fund.

## **Public Open Space**



191. Policy AAP11 of the draft OKR AAP requires the provision of 5 sqm of public open space per proposed home. Any shortfall 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. The development proposed is a mix of co-living and a conventional housing. Supporting paragraph 4.1.9 of the London Plan states that co-living accommodation contributes towards meeting a Borough's housing targets at a ratio of 1.8:1. As such, the proposed 283 No. co-living units at a ratio of 1.8:1 will contribute the equivalent of 125 No. new residential dwellings, along with the 47 No. conventional residential units to a total amount of 172 No. residential units towards Southwark's borough wide housing targets.
192. The subject site is not identified within the OKR AAP as a site that provides public open space. Nevertheless, in line with the aspirations of policy AAP 11 'Parks and Healthy Streets – The Greener Belt' of the OKR AAP, where on site provision is not required, a contribution of 5 sqm of public open space per dwelling, will be secured through the S106 as an in-lieu financial contribution.

### Public Open Space Calculation

**Table: Public open space proposed**

<b>Public Open Space</b> (Public space at ground floor, excluding play space)	<b>Draft OKR AAP (2017) requirement AAP 11:</b> Parks, streets, open spaces –The Greener Belt. (page 73)	<b>Proposed public open space</b>	<b>Off-site Payment</b>
	Provide 5 sqm of public open space per dwelling. If it is not feasible to deliver the open space on site, a financial contribution will be required.  860 sqm required	0 sqm	860 sqm shortfall  <b>860 sqm x £205 = £176,300</b>

193. As set out in the table above, a financial contribution would be required. The shortfalls in both play space and public open space amounts to £211,513.20. The payment of the financial contribution, which would be secured through the Section 106 Legal Agreement. The money would go towards the maintenance and improvements of existing and new public parks and spaces within the Old Kent Road Opportunity Area.

### **Sunlight Amenity Analysis within the Proposed Development**

194. BRE guidance for overshadowing to gardens and open spaces within a development recommends that at least 50% of any garden or amenity area should receive at least one hour of sunlight on 21 March. The overshadowing results show that the amenity

areas within the proposed development would enjoy good levels of sunlight on the 21st March and receive at least 2 hours of direct sunlight to 52% (podium level), 47% (roof terrace between blocks A & B), 92% (the roof terrace of Block B) and 87% (the roof terrace of Block C) of the total areas. Whilst the amenity area between blocks A & B would enjoy 2 hours of direct sunlight slightly under the recommended 50% target, this is only marginal and on balance, is considered to be reasonable given the context scenario of the garden in between the buildings in the development.

### Conclusion on Outdoor Amenity Space, Play Space and Public Open Space

195. In conclusion, whilst the shortfall in play space is acknowledged the private, communal and play space proposals are of good quality with the locations of the amenity spaces are well thought out to maximise benefit from natural daylight and sunlight. The mix of private amenity options including projecting and inset balconies are spacious for residents to enjoy. The children's play space would provide a mix of imaginative and informal play options for children within the development. The landscape proposals for the external terrace areas are efficiently planned which is a positive aspect of the scheme. To ensure the spaces delivered are of the highest quality, detailed landscape design and children's play space are secured by condition and attached to this decision notice.
196. On site public open space is not required on this site by the AAP. Consequently, a financial contribution will be secured in the S106 Agreement alongside a contribution for the shortfall from the children's play space within the scheme. The agreed financial contributions would directly fund provision of new and refurbishment of existing open spaces and parks within the opportunity area. Overall, the provision of private and communal amenity space on site is a positive aspect of the scheme, and the children play space provision whilst falling short of requirements would be of a good quality.

### **IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDNG AREA**

197. 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 Uses**

198. The retention of the existing James Glancy Design on an improved floor space along with the introduction of additional commercial floor space to ground and mezzanine levels is considered to provide activation of the site at ground floor level, and would enhance the vitality and vibrancy of Hatcham Road, Penarth Street, and Ormside

Street that surrounds the subject site. Additionally, the introduction of Sui Generis Co-living studios and conventional residential housing under Use Class C3 complies with the intentions of this site within OKR16 of the OKR AAP. On this basis, it is considered that the proposed uses would not cause any harm to surrounding neighbour amenities, and accordingly are all found to be acceptable uses.

## **Daylight and Sunlight Impacts**

199. 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). As required by Regulations, the submitted assessment has been undertaken by competent, experienced, registered professionals.

### BRE Daylight Tests

200. Guidance relating to developments and their potential effects on daylight, sunlight, and overshadowing is given within the 'Building Research Establishment (BRE) Report 209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2nd Edition (2011)' (BRE, 2011) and also in 'Lighting for Buildings Code of practice for daylighting (AMD 7391) BS 8206-2:1992' (BSI, 2008). The Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight, a guide to good practice (1) gives criteria and methods that are explained subsequently for calculating DSO effects on surrounding receptors as a result of the proposed development.
201. While the BRE benchmarks are widely used, these criteria should not be seen as an instrument of planning policy. As stated in the Introduction to the BRE Guidelines paragraph 1.6:
- “The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”
202. 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.
203. The BRE guideline tests undertaken for this daylight assessment are the Vertical Sky Component (VSC) and No Skyline (NSL). 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.

204. The distribution of daylight within a room can be calculated by plotting the NSL. The NSL is a line which 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 which can receive direct skylight is reduced to less than 0.8 times its former value.

#### BRE Sunlight Tests

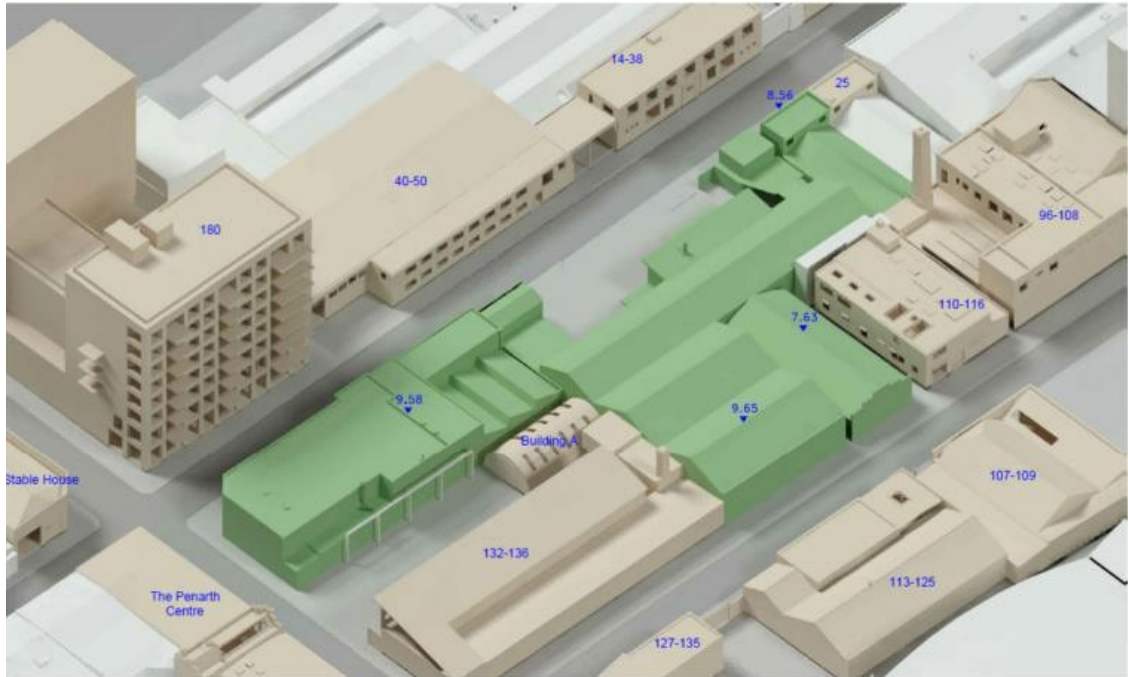
205. The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

#### Overshadowing

206. 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.'
207. Given the predominantly industrial nature of the subject site and its immediate surroundings, the closest neighbouring property is 180 Ilderton Road. This is located adjacent to the site with the most affected units being the west and south facing units fronting Hatcham Road.

**Image: Plan demonstrating subject site (green), and surrounding context**



## Impacts

### 180 Ilderton Road

**Image: Context of 180 Ilderton Road to subject site in existing and proposed condition**



208. The VSC methodology undertaken demonstrates that of the 78 No. windows tested, 13 No. windows are compliant with the BRE guidelines by achieving at least 27% VSC. The remaining 65 No. windows do not adhere to the guidelines with tests showing that these windows obtain VSC levels between 1.72% and 26.46%. It is noted that these windows are affected by restricted light because of the projecting balconies provided within the development for private amenity. Tests undertaken with the application site being undeveloped demonstrates that 26 No. windows would achieve VSC level ranging from 15.38% to 39.55%.
209. Regarding NSL tests undertaken, the results show that of the 62 no. rooms tested, 11 No. rooms would continue to experience a good level of daylight distribution that is in excess of the BRE guidelines. For the remaining 51 No. windows, 28 No. service bedrooms which is deemed less important by BRE guidelines in comparison to main living room. The other 23 No. rooms are made up of 19 No. living/kitchen/dining rooms (LKD's) and 4 No. kitchen/dining rooms (KD's). The results undertaken demonstrates that the LKD's would experience reductions between 0.12 and 0.59 their former values, and the results of the KD's shows that there would be reductions between 0.25 and 0.77 their former values.
210. It is noted that these rooms have been designed with greater than 5 metres in depth, which makes complying with the NSL test difficult. When discussing rooms, BRE guidelines highlights that when rooms have a greater depth than 5 metres, then a larger reduction in the NSL may be unavoidable, and as can be seen by the results above that this has been demonstrated in the tests undertaken.
211. In terms of the sunlight test, the results show that out of 70 No. windows tested, 16 No. windows adhere to the BRE guidelines criteria for sunlight, by obtaining APSH levels of at least 25, including at least 5% in the winter months in the proposed condition. Given that the remaining 54 No. windows are orientated due west, they therefore only receive sunlight in the afternoon. Given that these 54 No. windows are not orientated due south they were not assessed, in line with the BRE guidance.

### **Overlooking of Neighbouring Properties**

212. In order to prevent harmful overlooking, the Residential Design Standards SPD requires proposed developments to achieve a distance of 12 metres between the front elevations of buildings and/or across a highway, and a minimum of 21 metres between rear elevations.
213. The northern portion of the subject site sits on a corner plot at the junction of Penarth Street and Hatcham Road. The development sites then extends circa half way down the Hatcham Road frontage before tucking back in and creating a T-shaped development with a frontage onto Ormside Street. The closest residential property is 180 Ilderton Road. This site sits across the highway from the subject site. The subject development has been setback from the Hatcham Road frontage to improve not only public realm and the pedestrian experience working past the site, but to also comply with the minimum distance for buildings located across a highway from one another.

The distance between the two developments is circa 14 metres which exceeds the minimum separation distance of 12 metres as set out in Southwark's adopted SPD.

## **TRANSPORT CONSIDERATIONS**

214. 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. As this is a Southwark council application and therefore any requirements will be contained in the unilateral undertaking.
215. In assessing this application from a transport perspective, the site is located in an area that the council is considering pedestrian, and cycle changes to enable healthy streets. The proposals will not prevent these plans being delivered.
216. Southwark has recently adopted its Movement Plan, a people, place and experience approach to transport planning rather than a modal one. This application has been assessed on how it will contribute to the 9 No. stated Missions.
217. The Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance in assessing the subject application.
- Good Growth
  - New homes and jobs
  - A good public transport experience
218. The submitted Transport Assessment (TA) is considered to provide 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. The TA also includes detailed estimates of vehicular trips resulting from the development.
219. Officers have reviewed this application and identified the following areas for detailed comments:
- Access and Road Safety – The safe movement of all modes entering and exiting the public highway
  - Trip Generation –The existing and proposed trips related to the site
  - Servicing and Delivery – How the development will manage the vehicular trips required
  - Car Parking - How the development will manage the vehicular trips required
  - Public Transport – Current access and future potential
  - Active Transport – Walking and cycling and behaviour change

### Existing Site Layout

220. The existing buildings on the subject site are principally formed of two-storey buildings accommodating a range of commercial spaces occupied for light industrial and office uses. Whilst the site is formed of smaller units, they are principally occupied by James Glancy Design at present. Vehicular access into the site is achieved in a number of locations across Ormside Street, Penarth Street and Hatcham Road formed of vehicular crossovers to serve individual units.

### Proposed Site Layout

221. The proposed future site layout will increase footway widths improving the pedestrian movement along Hatcham Road and Ormside Street. The proposed access arrangements and loading bay will be detailed up as part of the S278 agreement. The Council programme for the CPZ includes this area and subject to consultation will be implemented within the next two years. The Council is introducing improved cycle routes from Rotherhithe to Peckham, this proposal does not impede on that project. Pedestrians will be required to utilise the two co-living entrances on Hatcham Road and at the corner of Hatcham Road and Penarth Street. With respect to the commercial elements of the scheme, access can be gained directly into each of the three elements / units with access achieved from both Hatcham Road and Ormside Street. Access to the affordable housing block of the development will be achieved directly from Ormside Street. A Condition requirement for the detailed design of the landscaping and public realm will ensure secure by design and road safety is fully considered.
222. The proposal has included tracking of the commercial access and residential access to ensure sufficient swept paths for a variety of vehicle sizes. All works within the extent of the S278 for Southwark will be done in accordance with Southwark Street Design Manual SSDM and TfL's Healthy Streets design guidance.

### **Trip Generation**

223. The proposed scheme will generate largely sustainable methods of trips, and the TA estimates servicing demand for the 21 No. motorised vehicular trips per day. This consists of 15 No. motorised vehicular trips per day for the commercial element of the scheme, and 6 No. motorised vehicular trips for the residential component.

### **Servicing and Delivery**

224. The development proposes a new through route across the subject site between Ormside Street and Hatcham Road to provide a 6 metres wide route that aligns with the principles of the OKR AAP. The central servicing route will serve the employment uses within the scheme and will be provided with two loading areas which will be designed to accommodate the largest vehicles available. It is envisaged that the route will be one-way only with entrance from Ormside Street, and exit on to Hatcham Road. This reflects the wider strategy for vehicle movements across the surrounding area. In addition, a single van sized loading bay located in the north eastern corner of the subject site.



225. The residential and co-living uses will be provided with a single loading bay each measuring 10 metres in length providing in appropriate locations on Ormside Street and Hatcham Road. The introduction of a suitable servicing route through the development is in accordance with the principals for the site contained within the OKR AAP and a condition is attached to this permission regarding the alignment and design of the route.
226. As part of the proposals the completed site will be supported by a management team and it is proposed that the management team will act as the co-ordinator of this Delivery Service Management Plan (DSMP). As part of their duties the management team will manage and control the flow of delivery and servicing vehicles to the dwellings and commercial units.
227. 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 Old Kent Road Opportunity Area 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 Regulation 122 test, in that it would be:
- (i) necessary to make the development acceptable in planning terms;
  - (ii) directly related to the development; and
  - (iii) fairly and reasonably related in scale and kind to the development
228. The proposal is for the management team of the new development to monitor the daily vehicular activity of the site for both commercial and residential accommodation, quarterly for a period of 2 years from 75% occupancy. If the site meets or betters its own baseline target 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.
229. All uses in the development will be subject to a condition on the marketing and promotional material related to the work to ensure this is explicit in how the development has been designed to discourage private cars and encourage sustainable living, working and visiting. In addition, a final DSMP is secured by condition and attached to this decision notice.

## **Car Parking**

230. The residential element of the development will be car free, excluding the provision for blue badge car parking. 3 no. disabled parking spaces are proposed on Hatcham Road to serve the co-living studios in Blocks A and B, together with 2 No. disabled parking spaces on Ormside Street to serve the affordable housing units in Block C. It is also noted that Southwark has ambitions to implement a Controlled Parking Zone (CPZ)

that further reiterates the benefits of a car free development with the exception of disabled parking spaces being provided. Additionally, there will be a S106 obligation that prevents residents and office users of the proposed development from obtaining resident parking permits.

## **Public Transport**

231. The site is served by local bus route P12 with the Bus Stop located on Ilderton Road approximately 70 metres to the east, and is circa 400 metres to the north of the junction with Old Kent Road where more bus services are located. The nearest rail station to the site is South Bermondsey Station which is located circa 800 metres north of the site, or a walk of 11 minutes. As a borough Southwark agrees with TfL that bus services will need to be increased in the area ahead of the BLE to accommodate the demand generated by additional homes and jobs generally in the Old Kent Road area. The requirement for TfL to provide evidence to prove both previous contributions has been spent appropriately and the evidence for the further draw is the fairest way this could be managed. The proposal is that there is a maximum cap for TfL to call on which is £2,700 per unit. Given the nature of the development proposing 47 No. conventional residential units and 283 No. co-living, the conventional housing contribution consists of £126,900 with the co-living contribution calculated through the 1:3 ratio adding £254,700. This provides a total contribution of £381,600. The ratio calculation for the contribution amount from the co-living units has been agreed by TfL and the GLA.

## **Active Transport**

### Walking and public realm

232. The TA does include an Active Travel Survey. The development is located nearby to Bramcote Park, and Pat Hickson Gardens in Southwark, and Bridgehouse Meadows in the London Borough of Lewisham. The application has increased the footway width of Hatcham Road this will be delivered through the S278 agreement.

### Cycling

233. The site is located close to Quietway 1 which links Greenwich with the West End. In addition, there are a number of cycle routes within close proximity to the site. These routes provide useful connections to key public transport interchanges, such as South Bermondsey, Elephant and Castle and London Bridge. Cycle parking needs to be increased in order to ensure that it will be provided in line with the London Plan 2021 standards.
234. The long-stay cycle parking for the employment spaces, the co-living blocks and the affordable residential block are all separate from one another and related to each use. The cycle store for the co-living accommodation is located at mezzanine levels between Blocks A and B and will be accessible via the lifts and stairs in Core B1. The cycle store for the affordable residential accommodation will also be located at mezzanine level in Block C and will be accessible via the lifts and stairs in Core C1.

Access to all long-stay cycle stores will be step-free, achieved via a suitably sized lift (measuring 1.2 metres by 2.3 metres in size).

235. A high proportion of cycle parking spaces are formed of Sheffield stands to make the cycle parking as accessible as possible for all users, and aisles within the cycle stores will measure at least 2.5 metres in width. A condition is attached to this decision requiring detailed design of the cycling parking provision. The S106 Agreement will include a contribution towards the delivery of a new Cycle Hire Docking station of £50 per residential unit.

## **Construction**

236. A Draft Construction Management Plan has been prepared as a standalone document submitted along with this application. The S106 Agreement would secure a detailed Construction and Environmental Management Plan (CEMP) and a £40 contribution per conventional residential unit and a ratio of 1:3 for the co-living units for Construction Management within the OKR AAP area. This is to enable the Council to manage cumulative impacts on the highways and environment.

## **Conclusion on Transport**

237. The proposal is supported as it will reduce car dependency which will contribute to the efforts against climate change and to the delivery of some of the Movement Plans 9 No. missions. In particular, these include Vision Zero and Healthy Streets, and allows for the emerging plans for the surrounding public highway to be facilitated subject to the adherence to the S106 obligations and planning conditions mentioned in this section of the report.

## **ARCHAEOLOGY**

238. The site is within the 'Bermondsey Lake' Archaeological Priority Zone (APZ), which is designed to protect the palaeontological environment and prehistoric archaeology recovered from the shoreline and relict fills of the large Late Glacial Bermondsey Lake and the associated riverine geology and topology. The site is also close to the 'Old Kent Road' APZ, which has the potential to contain features associated with the former route of 'Watling Street', the major Roman road between London and Canterbury. When the New Southwark Plan is adopted, the site will lie within the newly extended 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA).
239. 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.
240. The applicants have submitted a desk-based assessment that provides a level of summary of the archaeological potential of the site. Archaeological work near to the

site identified prehistoric archaeological remains and this site is on the projected course of the prehistoric trackway first identified at Bramcote Grove. Whilst the scheme does not include a basement level it also includes no details of attenuation tanks. Any impacts below ground level will need to be assessed archaeologically with an archaeological evaluation. Should the remains of the Bramcote Grove trackway be present these will require preservation in situ, monitoring and means to recover such remains should the means for their preservation in situ fail.

241. These are remains of national significance and are rare and highly instructive as to the management of the prehistoric landscapes of north Southwark. Full opportunity should be taken to examine and monitor any site investigation works undertaken prior to construction. Conditions are attached to the decision notice that will assist in preserving any potential remains found on site.

## **AVIATION**

242. The National Air Traffic Safeguarding Office (NATS) was consulted and has confirmed that the proposed development has been examined from a technical safeguarding aspect and does not conflict with its safeguarding criteria.

## **TV AND RADIO SIGNALS**

243. Arqiva own and operate the UK Terrestrial Television Broadcast network and supply the Freeview platform. It also owns and operates 90% of the UK Radio Broadcast network, through which it broadcasts the full range of BBC and commercial radio stations. In addition, many sites that it owns or manages are shared by other operators, such as BT, the Mobile Network Operators, Airwave (Emergency Services Networks), roadside services and Central and Local Government departments and agencies.
244. Arqiva has considered whether the subject development is likely to have an adverse effect on its operations and has concluded that there will be no impacts, and therefore Arqiva has no objections to the proposal.

## **ENVIRONMENTAL CONSIDERATIONS**

### **Refuse and Waste**

245. A Refuse Strategy has been submitted with the application which outlines the waste proposals over all phases of the development. The waste generation metrics used in this Strategy are based on Southwark's Waste management guidance notes for residential developments.
246. For the affordable housing building (Block C) the refuse will be accessed only from Ormside Street, close to the point at which refuse vehicles will alight. Residents will access the store via the stair or lift from the outside of the building, immediately

adjacent to the main entrance and lift core. In terms of the commercial waste, the occupiers of the commercial space will manage waste storage within their own demise, accessed either from the street or via the vehicle servicing route proposed as part of the development.

247. Co-living residents within Blocks A and B will use the refuse chutes within each block to dispose of both general waste and recycling. The chutes are separated from common corridors via fire rated doors and ventilated lobbies. The co-living aspect of the scheme will be operated by management who will replace eurobins below the chutes when full. Refuse stores are located adjacent to and accessed directly from Penarth Street for Block A and Hatcham Road for Block B. These locations are within close proximity to collection points where refuse vehicles can alight.

### **Wind and Microclimate**

248. A microclimate is the distinctive climate of a small-scale area and the variables within it, such as temperature, rainfall, wind or humidity may be subtly different to the conditions prevailing over the area as a whole. The main characteristics of microclimates within London are temperatures and wind. As the development does not propose a large area of space between the two buildings, the scheme is not of a scale that could potentially have any significant impact on wind conditions around the site or any adverse effects on pedestrian and residents' comfort.

### **Fire strategy**

249. 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.
250. A Fire Statement Form and Fire Safety Strategy by OFR Consultants has been submitted with this application. The strategy demonstrate how the development would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. The provision of a suitably-sized evacuation lift in the residential core is also proposed in line with Policy D5 of the London Plan. The measures contained within the statements are secured by condition within the decision notice
251. The health and Safety Executive has reviewed the submitted Fire Statement Form and Fire Safety Strategy, and in their response raised an issue regarding Block C1 cycle storage being only accessible by lift. This issue was raised as a firefighting lift should not provide access to any floor without the provision of a firefighting stair also serving that floor because the staircase is the line of retreat should the lift fail. Similarly, as staircase C1 is the single staircase serving dwellings, it should not also serve ancillary accommodation such as the cycle store
252. Following advice from the HSE, revised plans have been submitted which demonstrate that the design updates address the comments raised by the HSE and the recent policy position adopted by the GLA. The relocation of the second stair core in Block

A means that Block A will have two stair cores. The design rationalisation of Block C means that it sits below the relevant threshold of 30 metres and, as such, a second stair core is not required. The commercial development at the ground and mezzanine level would be required by condition to be fitted with a sprinkler system.

## **Flood Risk and Water Resources**

253. The application site is located within Flood Zone 3 of the River Thames which is tidally influenced at this location, although in an area shown to be benefiting from existing flood defences. Flood Zone 3 is classified as comprising land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of tidal flooding (>0.5%). Flood defences are indicated to be in good condition and afford the Site a standard of protection up to the 1 in 1000 year event.
254. The Environment Agency (EA) has reviewed the submitted information in relation to flood risk and has no objection to the proposed development.
255. The development proposes to manage rainwater via a system of blue roofs in addition to raised planters and trees on the roof system. Infiltration has been justifiably discounted due to as the footprint of the developments takes up the majority of the site. The SuDS features cannot discharge into a watercourse or surface water sewers as there are none in the vicinity. The surface water will be discharged into combined sewers at three locations.
256. The proposed runoff rate is 5.6l/s, which is higher than the 1 in 100 year greenfield runoff rate. However, justification has been provided as to why the greenfield runoff rate cannot be met (the building footprint fills the entire footprint and therefore below ground SuDS cannot be included, and the blue roof attenuation system has been increased in depth as much as is feasible). Additionally, the attenuation volume proposed is equal to or greater than the attenuation volume required. It has been demonstrated that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration will be suitably managed.
257. Southwark Flood Risk Department raise no objection to the findings and recommend that a pre-commencement condition and pre-occupation condition be attached to this decision. These conditions have been attached to ensure compliance with the recommendations of the Flood risk Officer.

## **Ground Conditions and Contamination**

258. A Phase 1 Desk Study was carried out by Southern Testing in March 2021 (report ref. J14709-DS) and indicates that the site has a history of industrial use and concluded that, based on the desk study search and walkover survey carried out on the site, the overall risk of on-site contamination associated with both historical and current land use is considered moderate to high. The risk of off-site contamination migrating on to the subject site from contemporary sources is considered low to moderate.

Considering the proposed development is to be largely hard covered, however, the exposure risk, in terms of the end users, is considered to be low. Despite this, there is a potential risk to site workers during the groundwork stages of the development and also a risk to proposed services, structures and the underlying aquifers.

259. A single phase of intrusive investigation was carried out. Due to the presence of existing buildings onsite, and as the company on site was still operational, the borehole locations were restricted during the site investigation works. It should not be assumed that the same ground conditions would apply to these inaccessible areas. The soils encountered comprised a covering of Made Ground over clays, sands & gravels of the Kempton Park Gravel member, over silty fine sand of the Thanet Sands, over Chalk with flints.
260. Southwark's Environmental Protection Team (EPT) has reviewed the Phase 1 assessment and following review recommends that a Phase 2 site intrusive investigation is undertaken before any works commence on site. The recommended condition is attached to the decision notice.
261. The Environment Agency has reviewed the proposals in relation to contaminated land and made the following recommendation.
262. "Any unexpected contamination encountered during development of a site should be reported to the Environmental Health Officer (EHO) in accordance with *Building Regulations Approved Doc C*."

## **Air Quality**

263. The subject site is located in the Southwark Air Quality Management Area which is designated for the potential exceedance of the annual mean nitrogen dioxide (NO<sub>2</sub>) and daily mean PM<sub>10</sub> air quality objectives. 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.
264. As part of the submitted Air Quality Assessment submitted by Hydrock dated 15<sup>th</sup> November 2021, a qualitative construction dust risk assessment has been undertaken in line with GLA guidance. The dispersion modelling assessment indicates the impact of the proposed development on local air quality will be Negligible for all pollutants of concern (NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub>) as no exceedances of the relevant AQS objectives were identified. Additionally, future receptors at the proposed development will not be introduced to an area of poor air quality, as no exceedances of the AQS objectives were identified across the subject site. The site is classified as APEC A for both NO<sub>2</sub> and PM<sub>10</sub>. As such, the overall effect arising from the Proposed Development is considered to be 'not significant'. The proposed development is also considered air quality neutral in accordance with the London Plan.

## **Agent of change**

265. 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.
266. Adjoining the site to the northwest is the building comprising of Diespeker which specialises in marble, granite, terrazzo and limestone manufacturing. Diespeker has recently signed a 15 year lease as a long term strategy to stay at its current site and expand its business. This will allow it to take on more local staff in the process. In addition to this, Diespeker is investing in new automated machines that will run 24 hours a day, to keep pace with growing business demands.
267. The proposed scheme has been designed to not be prejudicial to the daily business activities on site at Diespeker. It is also designed to enable Diespeker to redevelop the site in the future. To facilitate this, Block C has a blank side façade on the boundary onto which any future development at the site could connect. The approach with Block A has been to provide a recess from the boundary which is assumed will be replicated in any future redevelopment at Diespeker in order to maintain adequate light levels to the Penarth Centre to the north. Hence building A has windows on the flank elevation to provide some outlook, though these are to kitchens and the lift/stair core and hence are not sensitive to potential future development on the Diespeker site.
268. Notwithstanding, it is noted that the western elevation of Block A consists of 70 co-living units from floors one through to nine that will face onto the Diespeker manufacturing yard. One of the core points raised in the objection to the development that Diespeker made was the impact of these co-living units on the western elevation of Block A being subjected to the existing noise generated by works undertaken during day to day business.
269. In acknowledging the above, and in accordance with Agent of Change principles whereby existing businesses remain viable without unreasonable restrictions being imposed, the Council and applicant have agreed to the following condition being attached to the decision notice:

*Prior to commencement of development above slab level a scheme shall be submitted for approval to the Council to ensure that the windows to the 70 co-living studios on the western elevation of Block A shall remain fixed shut until the neighbouring Diespeker site has been redeveloped unless otherwise agreed in writing with the Council or such time as the adjoining premises at 132-136 Ormside Street are redeveloped. The scheme shall be implemented and maintained thereafter in accordance with such approval.*

*Reason:*



*To ensure that the agent of change principle is implemented and that the residential environment meets an acceptable standard and existing adjoining commercial premises are not adversely impacted.*

270. By imposing the above condition, any future occupier of the 70 co-living units facing towards Diespeker will be in breach of condition should they wish to open a window on the western elevation. It is therefore considered that this condition will ensure that the development does not harm the future operations of Diespeker. The co-living rooms will consequently have to be mechanically ventilated. Whilst not ideal this is considered to be a reasonable compromise that addresses the agent of change principle, whilst securing the delivery of a mix of residential and commercial uses as promoted in the OKRD AAP. Additionally, the layout and design of the development will not prejudice the potential future redevelopment of the Diespeker site and thereby complies with London Plan Policy D13.

## **Noise and Vibration**

271. A revised Environmental Noise Survey and Acoustic Design Statement, prepared by Hann Tucker Associates (HTA) dated 30.1.23 has been submitted as part of the planning application. Paragraph 12.3 of the report refers to the Diespeker factory. The assessment undertaken demonstrates a noise rating specification that has been set out for each façade, which responds to the particular noise environment it faces onto. This specification has been designed to ensure that the noise environment within the apartments and other spaces within the development meet the relevant standards and are appropriate for the intended use through the daytime and night time.
272. As part of its objection to the proposed development, Diespeker has raised issues regarding the section 11.2 of the report undertaken by HTA. The section in question has assumed noise levels from the factory to be limited to 9.00am to 5.30pm Monday to Friday, 10.00am to 2.00pm Saturdays and closed on Sundays. These opening hours listed are incorrect as Diespeker can operate up to 24 hours a day including weekends if they have an important job to undertake, which includes the use of automatic machines being in operation overnight.
273. As part of the revised submission from HTA, an environmental noise survey was conducted using both manned and unmanned monitoring through 24hrs over an extended period of time (over 1 week) and on a number of separate occasions. The results from this shows that there is both relatively high background noise levels as might be anticipated in an employment area and specific, intermittent industrial noise sources (from Diespeker) that have a specific character or tonality.
274. To assist in mitigating against noise levels conditions regarding Internal Noise Levels, noise transfer between habitable rooms, and between commercial and residential uses are attached to this decision notice along with a condition covering the rated sound level from any plant and associated ducting that are to be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. These conditions are proposed to not only mitigate potential noise creep from within the development, but

to also adequately mitigate against high background noise levels from the neighbouring Diespeker site during working hours.

275. Having considered the noise assessment the Council's Environmental Protection Team (EPT) confirmed that they objected to the proposal on the basis that the new co living residential dwellings facing the Diespeker yard space (Block A) would be affected by various commercial noise sources without adequate design mitigation. The EPT team would usually advise that the scheme design is changed to avoid exposing the residential to the source of the noise, although they acknowledge in this instance that the site and its neighbours are part of a wider masterplan that the council is looking to deliver through the OKRD AAP. With this in mind further discussions were held with the developer and as noted above they have agreed to a condition that would require the effected co living rooms to have their windows fixed shut until further progress is made on masterplan delivery. . This should enable Diespeker to continue operating on their site as well allowing for their sites redevelopment in line with the aspirations of the AAP at a future date, should Diespeker choose to do so. Whilst this approach does compromise the residential quality of the co-living spaces effected, something that EPT have also raised, it is considered on balance to be an acceptable approach to securing the AAP masterplans long term delivery on a series of sites in multiple ownerships
276. In this instance, there is proposed to be a condition imposed on the application whereby the residences with windows directly facing Diespeker will be designed with locking mechanisms to prevent those residents from opening the windows. It seeks to ensure that the residents will not be adversely affected by the adjoining commercial activities and operation and also to protect the commercial activities and operations of the adjoining company. This is an interim measure and solution to ensure that the application can be supported and that the adjoining company's commercial activities and operation can continue in-situ until such time that the redevelopment of the neighbouring sites comes forward.
277. As such, the interim design solution with the wider masterplan objectives is on balance seen to outweigh the concerns of the Council's EPT and would meet the objectives of the development plan as it relates to the Agent of Change principle

## **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

### **Energy**

278. 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.

279. 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). 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.
280. An Energy Assessment and Sustainability Strategy based on the GLA energy hierarchy has been submitted by the applicant. 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, Southwark Plan Policy P70, and the Southwark Sustainable Design and Construction SPD.

Be Lean (use less energy)

281. The Energy Strategy has prioritised a reduction in energy demands at the 'Be Lean' stage by specifying a series of passive and active measures to reduce demand for energy through a high-performance building fabric alongside the specification of highly energy efficient ventilation and lighting. The 'Be Lean' measures proposed will result in an estimated reduction in regulated CO<sub>2</sub> emissions of 55.6 tonnes CO<sub>2</sub> per year, which equates to a 22% reduction when compared to 'Baseline' emissions rate, using SAP10 carbon intensity factors. This represents a 23% reduction for domestic areas and a 17% reduction for the non-domestic areas using SAP10.

Be Clean (supply energy efficiently)

282. Having minimised the demand for energy, the energy systems have been selected in accordance with the hierarchy for selection:
- I. Connect to an existing decentralised energy network; then
  - II. Be future-proofed to connect to a planned decentralised energy network; or
  - III. Implement a site-wide low carbon communal heating system; and
  - IV. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.
283. The SELCHP DHN is operated by Veolia, and preliminary discussions have taken place with the applicant, and are ongoing with the operators about the potential to connect to this network, with Veolia confirming that Ilderton Road is an area where a plan to install a DHN in the coming years. The strategy for the development is therefore to connect to this DHN.
284. In the interim, a strategy has been proposed that incorporates a central Air Source Heat Pump (ASHP) system into the development. The heat load profile of the residential units is favourable, and in the short term this site-wide low carbon central heating system will provide the best carbon savings over a purely gas boiler system. Furthermore, the central ASHP system will be future proofed in order to connect to the SELCHP network when it is available.

285. The proposed central ASHP heating system, supplying both space heating and domestic hot water supply to all units, produces a 39% carbon reduction for the Domestic assessment with the Non-domestic areas providing a 7% carbon reduction. The overall site-wide carbon reduction is 33%. It is noted that once connect to the SELCHP DHN is enabled, the carbon reduction savings will substantially increase.

#### Be Green (Low or Carbon Zero Energy)

286. The Energy Statement details several technologies that have been explored for the Be Green measures to be installed within the scheme. Of the technologies reviewed, Air Source Heat Pump technology to generate low carbon heat, to serve the building's space heating and domestic hot water requirements has been proposed alongside Photovoltaics (PV). The PV panels have been chosen to generate renewable energy with the provision to be provided on the roof of Block A. 43 panels can be accommodated assuming 300Wp/panel = 12.9 kWp.
287. The proposed implementation of low these technologies provides an overall site-wide carbon reduction of 1% - comprised of a 0% carbon reduction for the Domestic areas, and a 10% carbon reduction for the Non-domestic areas.

#### Energy conclusion

288. The development adheres to the energy hierarchy, heating hierarchy and cooling hierarchy. The systems specified represent the best available for the development to save carbon while future proofing to allow connection to the proposed SELCHP DHN, should this become possible in the future. The PV system is the largest that the roof can accommodate. The development will further achieve 'zero carbon' through an offset payment in line with the London Plan and Southwark guidance. Overall carbon savings over the notional Part L baseline represents a 56% carbon reduction, well in exceedance of the 35% and 40% minimum reduction mandated by the GLA and Southwark, respectively.
289. As the development is unable to achieve the full 'Zero Carbon' target on site a contribution to the Borough's carbon offset fund will be required. The domestic elements carbon shortfall per annum amounts to £217,725, with the non-domestic element of the scheme resulting in a shortfall contribution of £95,102. The overall contribution to be secured in the S106 Agreement is £312,827. The S106 Agreement will also include the obligation of requiring the development to be constructed in accordance with the Energy and Sustainability Statement submitted with this application.

#### **Overheating**

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

- Minimise internal heat generation through energy efficient design; then
- Reduce the amount of heat entering the building through the orientation, shading, 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).

291. The Acoustics Ventilation and Overheating – Residential Design Guide provides guidance regarding noise and overheating. It is stated that where façades fall within the high and medium risk categories, habitable rooms should be designed so as to avoid the reliance on openable windows to satisfy overheating targets. This may be achieved by use of solar rated glazing, black out blinds, or through fenestration design.
292. The results of the overheating assessment undertaken for this development conclude that the passive measures assessed to reduce the overheating risk on the development, specifically the Co-living units, were insufficient to reduce the overheating risk within the apartments to acceptable levels when assessed against CIBSE TM59. This was mainly due to the high performing building fabric selected for the development, air tightness of the building and the windows being unable to open, such that the lack of airflow in the apartment led to concerns that the building has potential to overheat in hot periods.
293. Given the results of the assessment outlined above, the option to serve the co-living apartments via a Hybrid Variable Refrigerant Flow (H-VRF) system is proposed to reduce the overheating issues and provide a thermally comfortable space for its users. The proposed system is highly energy efficient achieving average seasonal efficiencies (SEER) of up to 649% and unlike other VRV/VRF systems, the H-VRF system does not require refrigerant leak detection within the apartments as the final run to the heating / cooling coils uses water as a medium.
294. This proposal relies on the MVHR ventilation unit to overcome much of the overheating and has an inbuilt summer overheating boost mode. During the hottest months, where temperature exceeds 26°C, the H-VRF system will switch from normal general heating into cooling mode to assist the MVHR to bring the temperatures below 26°C. The strategy is to limit the end users use of the cooling function of the H-VRF system via the main controllers, this will limit the temperature set-point within the room to ensure that the cooling function is only active when the temperature exceeds 26°C. Although cooling is not implemented in most residential developments, the constraints of this building i.e. acoustics, high performance fabric and non-openable windows, it is deemed that providing a trim cooling system that would operate during warm spells during the summer only is a requirement to provide a thermally comfortable environment.

## **Whole life cycle and carbon capture**

295. 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.
296. The submitted WCLA follows the guidance outlined in EN 1578:2011. Calculations have been provided via One Click LCA's 'LCA for BREEAM UK' Tool. The purpose of the BREEAM tool is to evaluate the whole life cycle carbon emissions of the development and make design decisions based on carbon data in order to reduce the life cycle carbon emissions of the building.
297. The results show that the Structure, including such materials as concrete and ferrous metals such as steel and reinforcement bars are the biggest contributors to the building's whole life global warming score, cumulatively contributing to 92.53% of the total buildings carbon emissions. Actions that have been identified within the WCLA to help reduce the impact of the development in each of the life cycle stages are encouraging.
298. A condition is attached to the decision notice requiring an updated Whole Life-Cycle (WLC) Carbon Assessment to demonstrate compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021. The final wording of the condition will be agreed with the GLA during the Stage 2 process post committee.

### **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. The submitted Circular Economy Statement demonstrates the sustainability measures incorporated into the design of the development, and outlines the adoption of circular economy principles throughout the design, construction and operation of the proposed development. Through the incorporation of fundamental sustainability principles, the proposed development will:
- Minimise embodied carbon;
  - Operate with a circular economy;
  - Maximising the value extracted from materials;
  - Prioritising the reuse and recycling of materials;
  - Minimise the quantities of other resources used;
  - Specify and source materials and other resources responsibly and sustainably;
  - Manage demolition waste
  - Manage excavation waste
  - Manage construction waste
  - Manage municipal waste

301. A planning condition is to be imposed which will require that a Circular Economy Statement is to be agreed in writing by the Council prior to commencement of any works on site. 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 and shall be submitted to and approved in writing by the Local Planning Authority.
302. A post construction monitoring report is also secured by condition and this is included on the draft decision notice.

### **BREEAM**

303. Southwark Plan Policy P69 requires developments to achieve a BREEAM rating of 'Excellent' for non-residential development and non-self-contained residential development over 500 sqm. A Pre-Assessment BREEAM has been undertaken and has considered the existing nature of the development site, along with the current development proposals and proposed building layout, and the results have demonstrated that the development being able to potentially achieve the minimum standards of the targeted 'Excellent' rating of 73.33%.
304. A planning condition is recommended to secure an independently verified BREEAM report demonstrating that these target ratings would be achieved through the detailed and technical design stages.

### **Water efficiency**

305. For the residential aspect of the development, the applicant's Application Form confirms that the dwellings would have a maximum indoor water consumption of 101 litres per person per day, in line with the optional standard in Part G of the Building Regulations. This will be achieved through the incorporation of low flow fixtures and fitting within the commercial and residential parts of the development to ensure water usage is minimised as possible. Therefore, the development complies with Policy S15 of the London Plan 2021.

### **Digital connectivity infrastructure**

306. 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 S16 (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.

307. A condition 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)**

308. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are to be reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

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

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

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

**Table: Section 106 Financial Obligations**

<b>Planning obligation</b>	<b>Mitigation</b>	<b>Applicant's position</b>
<b>Local Economy and Workspace</b>		
Employment and Enterprise	<p>This development would be expected to deliver 42 sustained jobs to unemployed Southwark residents, 42 short courses, and take on 10 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>The maximum Employment and Training Contribution is £201,900 (£180,600 against sustained jobs, £6,300 against short courses,</p>	Agreed



	and £15,000 against construction industry apprenticeships).	
Employment skills and business	<p>An employment, skills and business support plan is to be provided for this development. The plan should include:</p> <ol style="list-style-type: none"> <li>1. Methodology for delivering the following: <ol style="list-style-type: none"> <li>a. Identified 'construction workplace coordinator' role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies;</li> <li>b. Pre-employment information advice and guidance;</li> <li>c. Skills development, pre and post-employment;</li> <li>d. Flexible financial support for training, personal protective equipment, travel costs etc;</li> <li>e. On-going support in the workplace;</li> <li>f. Facilitation of wider benefits, including schools engagement, work experience etc.</li> </ol> </li> <li>2. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations;</li> <li>3. A mechanism for delivery of apprenticeships to be offered in the construction of the development;</li> <li>4. Local supply chain activity - we would expect methodologies with KPIs agreed to: <ol style="list-style-type: none"> <li>a. provide support to local SMEs to be fit to compete for supply chain opportunities;</li> <li>b. develop links between lead contractors, sub-contractors and local SMEs;</li> <li>c. work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.</li> </ol> </li> </ol>	Agreed
Affordable workspace	10% affordable workspace to be secured	Agreed
Living wage	London living wage – best endeavours	Agreed

<b>Housing and Viability</b>		
Affordable housing	<ul style="list-style-type: none"> <li>• 36.55% by habitable room (26.28% social rent; 10.27% intermediate)</li> <li>• Monitoring of Affordable housing £6,220.45 (£132.35 per unit)</li> </ul>	Agreed
Wheelchair Units	Secure 29 Co-living units and 7 conventional residential units as wheelchair accessible	Agreed
Management Plan	Management, operation and promotion strategy to be submitted and agreed prior to occupation.	Agreed
<b>Transport and Highways</b>		
Construction Management	<ul style="list-style-type: none"> <li>• A detailed Construction Management Plan (CMP) and a £40 per unit (£5,640) contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.</li> </ul>	Agreed
Southwark Highways s.278	<ul style="list-style-type: none"> <li>• Repave the footways including new kerbing fronting the development on Hatcham Road, Penarth Street and Ormside Street using materials in accordance with Southwark's Streetscape Design Manual (SSDM). Remove any existing bollards from the footways.</li> <li>• Rebuild footway at two redundant vehicle entrances and double width entrance to two sets of roller shutter doors on Hatcham Road.</li> <li>• Rebuild footway outside 21 Hatcham Road and provide appropriate transition kerbing to retain existing vehicular access to neighbouring property.</li> <li>• Rebuild footway to match adjacent kerb height at flush area fronting development on Ormside Street.</li> <li>• Construct vehicle crossovers at entrance / exit to service yard on Ormside Street and Hatcham Road in accordance with SSDM standards.</li> <li>• Consider adjusting location of sinusoidal speed hump adjacent to proposed service yard entrance on Ormside Street.</li> </ul>	Agreed

	<ul style="list-style-type: none"> <li>• Construct vehicle crossover for loading bay on Hatcham Road in accordance with SSDM standards.</li> <li>• Provide access arrangements such as a dropped kerb construction to accommodate refuse collection from bin stores at each of the three locations.</li> <li>• Upgrade speed cushions on Penarth Street to a sinusoidal speed hump.</li> <li>• A dropped kerb with tactile paving should be provided at the corner of Hatcham Road and Penarth Street or, if already installed by neighbouring development, any necessary renewal or repairs will be required.</li> <li>• Upgrade street lighting to current LBS standards Please contact George Livingstone at <a href="mailto:George.Livingstone@southwark.gov.uk">George.Livingstone@southwark.gov.uk</a> for further details. Investigate the possibility of providing lamp columns mounted to the building in order to improve effective footway widths.</li> <li>• Install tree pits to three existing street trees on Hatcham Road and one on Penarth Street in accordance with current SSDM standards.</li> <li>• Refresh road markings following kerb installation.</li> <li>• Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.</li> <li>• It should be noted there may need to be changes to the parking bay layout in order to provide adequate turning space for vehicles using the service yard and loading bay if the CPZ is introduced. The applicant will be required to promote the relevant amendments to the Traffic Regulation Orders, road markings and signage.</li> </ul>	
TfL Obligations	<p>TfL requested financial obligations</p> <ul style="list-style-type: none"> <li>• Bus contribution of £379,800 (based on £2,700 per home)</li> </ul>	Agreed

	<ul style="list-style-type: none"> <li>TfL Cycle Hire Docking Station Contribution of £7,050 (based on £50 per home) along with free membership</li> </ul>	
TfL s.278	<ul style="list-style-type: none"> <li>The delivery of the OKR Healthy Streets scheme via an appropriate design/layout</li> <li>Carriageway works</li> <li>Footway and junctions including any associated bus, walking and cycling infrastructure and other related works</li> </ul>	
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Car club membership	Three year membership to new residents to car clubs operating in the area.	Agreed
Delivery and Service Plan	DSP bond contribution of £14,900 (£100 per residential unit + £100 per 500 sqm of new commercial).	Agreed
Pavement	Public Realm and highway improvements to include footways paved with precast concrete paving slabs with 150mm wide silver grey granite natural stone kerbs.	Agreed
<b>Energy, Sustainability and the Environment</b>		
Futureproofing for connection to District Heat Network (DHN)	Prior to occupation, a CHP 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
Carbon	<ul style="list-style-type: none"> <li>An off-set payment of £312,827</li> <li>Review and re-calculation of on-site savings following detailed design stage</li> <li>Be Seen Monitoring</li> </ul>	Agreed
Archaeology monitoring/supervision fund	£11,171 towards Archaeological monitoring	Agreed
Open Space	£211,513.20 contribution towards public open spaces within the OKROA	Agreed

<b>Other obligations</b>		
Architects	Securing Child Graddon Lewis Architects to deliver the building detailed design, unless otherwise agreed in writing	Agreed
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total sum	Agreed

311. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
312. In the event that a satisfactory legal agreement has not been entered into by 13<sup>th</sup> December 2023, it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

“The proposal would, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, not ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions which is contrary to Southwark Plan Policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

### **Mayoral and Southwark Community Infrastructure Levy (CIL)**

313. 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.
314. It is agreed that co-living is under Sui Generis; however, it is still classed as Residential within the Southwark CIL charging schedule, hence the development has been applied with Residential CIL rate. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 zone. Based on the existing floor areas provided in the agent’s CIL Form1 (GIA Info) dated 03-May-22 and proposed area in the Area Schedule (07.03.2022), the **gross amount of CIL is approximately £4,468,314.30 (pre-relief)** consisting £1,048,476.35 of Mayoral CIL and £3,419,837.95 of Borough CIL. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. The resulting CIL amount is estimated to be **around £3,187,870.76 (net of relief)**. It should be noted that this is an estimate,

and the floor areas on approved drawings will need to be checked after planning permission has been obtained.

## **OTHER MATTERS**

315. None

## **COMMUNITY INVOLVEMENT AND ENGAGEMENT**

316. Southwark's Draft Statement of Community Involvement and Development Consultation Charter encourages consultation with local communities, especially developers seeking permission for 'Major/Large Scale' developments. The Charter is a guide setting out the consultation requirements to be carried out by developers for proposed development.
317. A Statement of Community Involvement by Cascade has been submitted along with the application. It was advised during pre-app discussions with Southwark officers that the most effective way to receive feedback from the local community regarding the development would be in the form of a website consultation page.
318. With the advice of Southwark officers, an online public webinar was held over three days (28<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>) in April 2021. Further public consultation was also held on an independent online website where the public was invited to view and comment on the scheme. In addition to the above, consultation invitation letters and emails were sent to stakeholders on 16<sup>th</sup> April 2021, with follow up emails sent to stakeholders for post consultation meetings on 4<sup>th</sup> May 2021.
319. Letters to political and community stakeholders were sent on 8<sup>th</sup> March 2021 with a meeting taking place with OKR Ward Councillors on 1<sup>st</sup> April to provide an overview of the proposals. The proposal was subject to scrutiny at the Community Review Panel on 7<sup>th</sup> June 2021. Finally, a post consultation stakeholder meeting with the adjoining business, Diespeker was undertaken on 16<sup>th</sup> June 2021. Given the above, it is considered that due to the extenuating circumstances of the Covid-19 pandemic, the efforts to source public feedback on the development proposals was acceptable in meeting the aims and objectives of Southwark's Draft Statement of Community Involvement and Development Consultation Charter

## **Human rights implications**

320. 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.
321. This application has the legitimate aim of delivering a mixed-use 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**

322. The scheme would deliver major regeneration benefits, in an exemplary mixed use development including a significant contribution to the borough's housing stock, 36.7% affordable housing, an increase on existing employment floor space, and a significant improvement to the existing commercial space through a more efficient and useable floor plate. It is therefore considered that the development, in land use terms, is acceptable, and its contribution to the surrounding Old Kent Road Opportunity Area (OKROA) should be supported.
323. The delivery of social rent and intermediate units for the conventional residential aspect of the scheme is a very positive aspect of the proposals. A 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.
324. All residential and co-living units have access to large private amenity spaces in the form of inset or projecting balconies for the conventional residential element of the scheme. The co-living occupiers would benefit from two communal amenity spaces, and the conventional residential occupiers would benefit from a rooftop terrace at Block C for communal and children's play space.
325. The development will achieve 56% on-site carbon emissions, with the deficit being captured by way of a financial contribution.
326. The proposed development would reduce car dependency whilst significantly increasing cycle provision within the development. The increased width of the public footway along both Hatcham Road and Ormside Street is anticipated to significantly enhance the public realm and improve the pedestrian experience through comfort and circulation when entering, visiting or moving past the site. In addition, the alignment of the servicing road is compliant with the aims and objectives for the site contained within the OKR AAP.
327. 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.
328. The proposed development would deliver an exemplary co-located residential /industrial scheme helping to deliver both the employment and housing aspirations of the draft OKRD AAP. There would be some compromise to the residential quality of some of the co-location units in order to address agent of change principles but on balance this is considered to be acceptable in order to secure the long term delivery

of the AAP masterplan. The development would be of a high quality of architecture, and is considered to enhance the existing appearance of the subject site whilst referencing the surrounding context. The design has ensured that there would be depth and articulation to facades of the development which would reflect its industrial use and the character of the surrounding area.

329. It is therefore recommended that planning permission be granted subject to conditions, referral to the Mayor of London, and the agreement of a Section 106 Legal Agreement under the terms as set out above.

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

330. This application was subject to a round of statutory consultation in May/June 2022.

331. Greater London Authority has made the following comments:

The Deputy Mayor considers that the application does not yet comply with the London Plan for the reasons set out in paragraph 139 of the above-mentioned report; but that the possible remedies set out in that report could address these deficiencies.

“139. London Plan policies on land use, shared living accommodation, housing, urban design, transport, sustainable development and the environment are relevant to this application. The application does not fully comply with these policies, as summarised below:

- **Land Use Principles:** The principle of proposed co-location of light industrial/commercial uses with shared living accommodation and on-site affordable housing is broadly acceptable. However, matters in relation to equalities, design mitigation and transport impacts must be addressed.
- **Housing:** Comments in relation to the operational management plan, accommodation and amenity spaces must be addressed to demonstrate that the shared-living accommodation meets the qualitative assessment criteria set out in Policy H16. 47 affordable homes are proposed. GLA officers have concerns with the calculation proposed in terms of Fast Track Route eligibility and a viability assessment must be submitted.
- **Urban design:** The residential quality of the affordable housing block is unacceptable. The applicant should address the impacts of the tall building as required by Policy D9(C), along with comments in relation to the development layout, residential quality, the fire statement, inclusive design and agent of change. Details relating to these matters should then be secured.
- **Transport:** The applicant should address comments in relation to healthy streets, public transport, cycle and car parking and delivery and servicing. Contributions are sought towards bus service improvements (£2,700 per home), the delivery of the new ‘Surrey Canal’ London Overground station and the provision of a cycle hire docking station. Active travel measures, delivery and servicing, construction logistics and travel plans should be secured.
- **Sustainable development:** The development fails to achieve the minimum carbon savings required, which is unacceptable. The applicant is required to further refine the



energy strategy and submit further information to fully comply with London Plan requirements. Whole life-cycle carbon and circular economy assessments must be submitted. The applicant should also address comments in relation to sustainable drainage / flood risk and air quality.

• **Natural environment:** The applicant is required to address comments in relation to urban greening and green infrastructure, including the calculation of the Urban Greening Factor (UGF) score for the proposed development. Comments should also be addressed in relation to biodiversity net gain.”

Officer comment: All Stage 1 matters have been addressed with the applicant to cover the above matters as regards the submission of additional information and proposing the imposition of relevant conditions. Notwithstanding this, negotiations will continue with the GLA at the Stage 2 process post planning committee.

332. Transport for London comments were made within the GLA stage 1 letter (transport as above) and are as follows:

- The applicant should address comments in relation to healthy streets, public transport, cycle and car parking and delivery and servicing. Contributions are sought towards bus service improvements (£2,700 per home), the delivery of the new ‘Surrey Canal’ London Overground station and the provision of a cycle hire docking station. Active travel measures, delivery and servicing, construction logistics and travel plans should be secured.

Officer response: The comments from TfL are noted. Conditions relating to cycle parking and delivery and servicing plans have been secured in the decision notice attached, along with the requirement of EVC’s and the S106 Agreement will have an obligation where no resident will be able to apply for a parking permit.

The Council strongly disagrees with TfL that the development needs to provide a payment to the delivery of the New Bermondsey Overground Station. When the OKROA was outlined an agreement was in place whereby new residential development within Southwark would contribute £2,700 per residential unit towards the improvement of bus services in the area. As no such agreement was put in place to fund the New Bermondsey Overground Station development this contribution will not be sought for the S106 Agreement.

333. Metropolitan Police:

It is felt that the development could achieve the security requirements of Secured by design but communication with the Southeast designing Out Crime Unit at the earliest opportunity will be essential for this development, and maintaining contact throughout the development process...should this application proceed, it should be able to achieve the security requirements of secured by design. This will require the guidance of the secured by Design Homes 2019 and Secured by Design (SBD) Commercial 2105 guides. A two part condition to help achieve SBD standards is requested to be applied to cover SBD measures and its subsequent certification.

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

334. London Fire Brigade: No comments received.

335. Health and Safety Executive: Headline response from HSE to the LPA is 'concern'

HSE has assessed the application on the basis set out in the fire statement that the adopted fire safety design standard is British Standard 9991.

External walls

"1.3. Several elevation drawings (such as the 'proposed elevation - east - block B' drawing), detail PPC aluminium components of external walls. On 1st December 2022, Building Regulations were amended and now state 'Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building'.

1.4. It is unclear whether the proposed aluminium external wall components include the prohibited relevant metal composite materials. Any design changes necessary to ensure that only suitable materials are used in external walls may affect land use planning considerations such as the appearance of the building.

### **Means of escape and fire service access**

1.5. The mezzanine drawing ('PROPOSED GA PLAN - LEVEL MZ MEZZANINE') shows that the block C1 cycle store is only accessible by lift. Consequently there is no means of fire service access to this store. A firefighting lift should not provide access to any floor without the provision of a firefighting stair also serving that floor because the staircase is the line of retreat should the lift fail. Similarly, as staircase C1 is the single staircase serving dwellings, it should not also serve ancillary accommodation such as the cycle store (which is likely to contain lithium-ion powered cycles). The reconfiguration of this area of the building to resolve these issues will affect land use planning considerations such as the layout and appearance of the development.

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

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

Officer comment: Noted

336. Historic England (HE): no comments.

337. Natural England: No comments.

338. Environment Agency

We have **no objection** to the planning application as submitted, **subject to the following conditions** being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

Officer comment: Recommended conditions and informatives are attached to the decision notice accompanying this report.

339. Arqiva:

We have considered whether this amended development is likely to have an adverse effect on our operations and have concluded that we have no objections to this development.

340. Thames Water:

Waste Comments –was unable to obtain information from the applicant relating to the proposed waste water infrastructure required for the development. As such, TW has requested the imposition of a pre-commencement condition to ensure that surface water drainage can be properly accommodated and provided; that a development and infrastructure phasing plan is agreed prior to occupation; all surface water network upgrades required to accommodate the additional flows from the development have been completed.

Foul Water comments: no objection.

Informatives requested to be added to advise applicant/developer of Surface Water drainage sequential approach and that there are water mains crossing or close to the application site.

Officer comment: Comments noted and recommended conditions and informative included and attached, respectively to the accompanying decision notice.

341. NATS Safeguarding:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS has no safeguarding objection to the proposal.

Officer comment: Comments noted and recommended informative attached to the accompanying decision notice.

342. Civil Aviation Authority: No comments.

343. National Grid UK Transmission: No comments.

344. Network rail: No comments

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

345. N/A

## REASONS FOR LATENESS

346. N/A

## REASONS FOR URGENCY

347. N/A

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file 2408-C Application file 22/AP/1603 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 1513 Council website: www.southwark.gov.uk

## APPENDICES

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

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

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Paul Ricketts, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	June 2023	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		2 June 2023

## Appendix 1: Recommendation (draft decision notice)

**Applicant** Caddick Developments limited  
**Application Type** Full Planning Application

**Recommendation** Grant subject to S106 Agreement

**Case Number** 22/AP/1603

### Draft of Decision Notice

#### Planning Permission was **GRANTED** for the following development:

Demolition of existing buildings and construction of a mixed-use part 8, part 9, part 10 storey building comprising of 4,176 sqm of light industrial (Use Class E(g)(iii)), studio and office (Use Class E(g)(i) and (ii)) work spaces at ground and mezzanine floor levels with 283 co-living studios and supporting amenity facilities (Sui Generis Use) and 47 (36.7% affordable by habitable rooms) residential homes (Use Class C3) above, together with servicing arrangements, cycle parking, external amenity spaces, landscaping and associated works.

**At:** 18 – 22 PENARTH STREET, SE15, 1TX

**In accordance with application received on 17/05/2022**

2022

#### 1 **Approved Plans**

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

PEN-CGL-Z0-00-DR-A-PL0001 SITE LOCATION PLAN

PEN-CGL-Z0-00-DR-A-PL0002 EXISTING PLAN - GROUND FLOOR

PEN-CGL-Z0-01-DR-A-PL0003 EXISTING PLAN - LEVEL 01

PEN-CGL-Z0-02-DR-A-PL0004 EXISTING PLAN - ROOF

PEN-CGL-Z0-00-DR-A-PL0005 EXISTING ELEVATION - NORTH and EAST

PEN-CGL-Z0-00-DR-A-PL0006 EXISTING ELEVATION - SOUTH and WEST

PEN-CGL-Z0-00-DR-A-PL0007 EXISTING SECTIONS

PEN-CGL-Z0-00-DR-A-PL00009 PROPOSED SITE PLAN - LEVEL 00 GROUND FLOOR

PEN-CGL-Z0-00-DR-A-PL0010 PROPOSED GA PLAN - LEVEL 00 GROUND FLOOR

PEN-CGL-Z0-MZ-DR-A-PL0011 PROPOSED GA PLAN - LEVEL MZ HALF MEZZANINE

PEN-CGL-Z0-MZ-DR-A-PL0012 PROPOSED GA PLAN - LEVEL MZ MEZZANINE  
PEN-CGL-Z0-01-DR-A-PL0013 PROPOSED GA PLAN - LEVEL 01  
PEN-CGL-Z0-02-DR-A-PL0014 PROPOSED GA PLAN - LEVEL 02  
PEN-CGL-Z0-03-DR-A-PL0015 PROPOSED GA PLAN - LEVEL 03  
PEN-CGL-Z0-04-DR-A-PL0016 PROPOSED GA PLAN - LEVEL 04  
PEN-CGL-Z0-05-DR-A-PL0017 PROPOSED GA PLAN - LEVEL 05  
PEN-CGL-Z0-06-DR-A-PL0018 PROPOSED GA PLAN - LEVEL 06  
PEN-CGL-Z0-07-DR-A-PL0019 PROPOSED GA PLAN - LEVEL 07  
PEN-CGL-Z0-08-DR-A-PL0020 PROPOSED GA PLAN - LEVEL 08  
PEN-CGL-Z0-09-DR-A-PL0021 PROPOSED GA PLAN - LEVEL 09  
PEN-CGL-Z0-01-DR-A-PL0030 FLAT TYPE PLANS - UNIT TYPE A1  
PEN-CGL-Z0-01-DR-A-PL0031 FLAT TYPE PLANS - UNIT TYPE A2  
PEN-CGL-Z0-01-DR-A-PL0032 FLAT TYPE PLANS - UNIT TYPE A3  
PEN-CGL-Z0-01-DR-A-PL0033 FLAT TYPE PLANS - UNIT TYPE A4  
PEN-CGL-Z0-01-DR-A-PL0034 FLAT TYPE PLANS - UNIT TYPE A5  
PEN-CGL-Z0-09-DR-A-PL0040 PROPOSED GA BLOCK PLAN - LEVEL 00 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0041 PROPOSED GA BLOCK PLAN - MEZZANINE - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0042 PROPOSED GA BLOCK PLAN - LEVEL 01 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0043 PROPOSED GA BLOCK PLAN - LEVEL 02 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0044 PROPOSED GA BLOCK PLAN - LEVEL 03 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0045 PROPOSED GA BLOCK PLAN - LEVEL 04 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0046 PROPOSED GA BLOCK PLAN - LEVEL 05 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0047 PROPOSED GA BLOCK PLAN - LEVEL 06 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0048 PROPOSED GA BLOCK PLAN - LEVEL 07 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0049 PROPOSED GA BLOCK PLAN - LEVEL 08 - BLOCK A  
PEN-CGL-Z0-09-DR-A-PL0050 PROPOSED GA BLOCK PLAN - LEVEL00 - BLOCK B  
PEN-CGL-Z0-09-DR-A-PL0051 PROPOSED GA BLOCK PLAN - MEZZANINE - BLOCK B  
PEN-CGL-Z0-09-DR-A-PL0052 PROPOSED GA BLOCK PLAN - LEVEL01 - BLOCK B

PEN-CGL-Z0-09-DR-A-PL0053 PROPOSED GA BLOCK PLAN - LEVEL02 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0054 PROPOSED GA BLOCK PLAN - LEVEL03 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0055 PROPOSED GA BLOCK PLAN - LEVEL04 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0056 PROPOSED GA BLOCK PLAN - LEVEL05 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0057 PROPOSED GA BLOCK PLAN - LEVEL06 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0058 PROPOSED GA BLOCK PLAN - LEVEL07 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0059 PROPOSED GA BLOCK PLAN - LEVEL 08 - BLOCK B  
 PEN-CGL-Z0-09-DR-A-PL0060 PROPOSED GA BLOCK PLAN - LEVEL00 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0061 PROPOSED GA BLOCK PLAN - MEZZANINE - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0062 PROPOSED GA BLOCK PLAN - LEVEL01 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0063 PROPOSED GA BLOCK PLAN - LEVEL02 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0064 PROPOSED GA BLOCK PLAN - LEVEL03 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0065 PROPOSED GA BLOCK PLAN - LEVEL04 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0066 PROPOSED GA BLOCK PLAN - LEVEL05 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0067 PROPOSED GA BLOCK PLAN - LEVEL06 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0068 PROPOSED GA BLOCK PLAN - LEVEL07 - BLOCK C  
 PEN-CGL-Z0-09-DR-A-PL0069 PROPOSED GA BLOCK PLAN - LEVEL 08 - BLOCK C  
 PEN-CGL-Z0-05-DR-A-PL0076 PROPOSED GA PLAN - BLOCK C - WHEELCHAIR  
 ADAPTABLE FLAT LOCATION  
 PEN-CGL-Z0-XX-DR-A-PL0100 PROPOSED ELEVATION- NORTH  
 PEN-CGL-Z0-XX-DR-A-PL0101 PROPOSED ELEVATION- NORTH - THROUGH LINK  
 BLOCK  
 PEN-CGL-Z0-XX-DR-A-PL0102 PROPOSED ELEVATION - BLOCKS A AND B – EAST  
 PEN-CGL-Z0-XX-DR-A-PL0103 PROPOSED ELEVATION - BLOCK C – EAST  
 PEN-CGL-Z0-XX-DR-A-PL0104 PROPOSED ELEVATION - BLOCK C – WEST  
 PEN-CGL-Z0-XX-DR-A-PL0105 PROPOSED ELEVATION - BLOCKS A AND B – WEST  
 PEN-CGL-Z0-XX-DR-A-PL0106 PROPOSED ELEVATION – SOUTH  
 PEN-CGL-Z0-XX-DR-A-PL0107 PROPOSED ELEVATION – SOUTH  
 PEN-CGL-Z0-XX-DR-A-PL0300 PROPOSED ELEVATION- NORTH - BLOCK A



PEN-CGL-Z0-XX-DR-A-PL0301 PROPOSED ELEVATION- NORTH - BLOCK B  
 PEN-CGL-Z0-XX-DR-A-PL0302 PROPOSED ELEVATION - EAST - BLOCK A  
 PEN-CGL-Z0-XX-DR-A-PL0303 PROPOSED ELEVATION - EAST - BLOCK B  
 PEN-CGL-Z0-XX-DR-A-PL0304 PROPOSED ELEVATION - EAST - BLOCK C  
 PEN-CGL-Z0-XX-DR-A-PL0305 PROPOSED ELEVATION - WEST- BLOCK C  
 PEN-CGL-Z0-XX-DR-A-PL0306 PROPOSED ELEVATION - WEST - BLOCK A  
 PEN-CGL-Z0-XX-DR-A-PL0307 PROPOSED ELEVATION - WEST - BLOCK B  
 PEN-CGL-Z0-ALL-DR-A-PL0308 PROPOSED ELEVATION - SOUTH - BLOCK A  
 PEN-CGL-Z0-ALL-DR-A-PL0309 PROPOSED ELEVATION- NORTH - BLOCK C  
 PEN-CGL-Z0-XX-DR-A-PL0310 PROPOSED ELEVATION - SOUTH - BLOCK B&C  
 PEN-CGL-Z0-XX-DR-A-PL0500 GA SECTION - EAST WEST – AA  
 PEN-CGL-Z0-XX-DR-A-PL0501 GA SECTION - EAST WEST – BB  
 PEN-CGL-Z0-XX-DR-A-PL0502 GA SECTION - EAST WEST – CC  
 PEN-CGL-Z0-XX-DR-A-PL0503 GA SECTION - NORTH SOUTH - DD & EE  
 PEN-CGL-Z0-XX-DR-A-PL0504 GA SECTION - NORTH SOUTH - DIESPEKER BOUNDARY WALL

**Reason:**

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

**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 **Archaeological Evaluation**

Before any work hereby authorised begins, excluding demolition to 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.

### 4 **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.

### 5 **Archaeological Foundation 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 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 or active measures to ensure the preservation in situ of significant archaeological remains. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

#### **Reason:**

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by

record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

## 6 Construction Environmental Management Plan (CEMP)

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

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

## 7 **Site Contamination**

Prior to the commencement of any development, excluding demolition:

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

**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 Drainage

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings, supporting calculations and Sustainable Drainage Proforma to the Lead Local Flood Authority for review and approval, aligned with the Flood Risk Assessment (October 2022) and associated drawings. It should be demonstrated that the proposed discharge rates are as close to the greenfield rate as is feasible. Consent from Thames Water should be provided for discharge into their network. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

### Reason:

To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Southwark's Local Plan Policy P68

## 9 Access for Fire Appliances

Details of access for fire appliances as required by part 5B of the Building Regulations and details of adequate water supplies for fire-fighting purposes should be provided prior to the implementation of the development and should be secured in perpetuity on completion of the development.

### Reason:

To meet the requirements for fire safety set out in policy D12 of the London Plan 2021

## 10 Circular Economy Statement

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

### Reason:

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

## 11 Piling Risk Assessment

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 by a piling risk assessment 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 contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

- 12 Prior to the commencement of development, an updated Whole Life-Cycle Carbon Assessment shall be submitted to the Local Planning Authority. The updated document shall use the planning stage tab of the GLA's Whole Life [1]Cycle Carbon Assessment template, should be completed accurately, and in its entirety in line with the GLA's Whole Life-Cycle Carbon Assessment guidance. It should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk). Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to commencement.

### Reason:

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

**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.

- 13 Prior to the commencement of development above slab level a scheme shall be submitted to and approved in writing by the local Planning Authority to ensure that the windows to the seventy co-living studios on the western elevation of Block A shall remain fixed shut until the neighbouring Diespeker site has been redeveloped unless otherwise agreed in writing with the Council or such time as the adjoining premises at 132-136 Ormside Street are redeveloped. The scheme shall be implemented and maintained thereafter in accordance with such approval.

### Reason:

To ensure that the agent of change principle is implemented and that the residential environment meets an acceptable standard and existing adjoining commercial premises are not adversely impacted in accordance with Policies D13 (Agent of

Change) and E7(D) (Industrial Intensification, co-location and substitution) of the London Plan 2021

#### 14 **Hard and Soft Landscaping**

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

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 shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

##### **Reason:**

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021, 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.

#### 15 **Biodiverse Roofs**

Before any biodiverse roofs are installed:

- (i) details of the biodiversity (green/brown) roof(s) for that phase 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).
  
- (ii) Full Discharge of this condition will be granted for each phase once the green/brown roof(s) for that phase 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.

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.

**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).

## 16 **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 landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. Trees in containers shall specify a minimum volume of 4.5 cubic metres of exploitable soil per tree. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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 G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

## 17 **Swift Bricks/Bat Bricks**

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

No less than 24 swift bricks on the eastern elevation and 4 bat bricks/tubes 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.

**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).

**18 Secure By Design**

Prior to the commencement of any above grade works (excluding demolition), 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').

**19 Materials Schedule and On-Site Presentation of Samples**

Prior to the commencement of any above grade works (excluding demolition), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority.

**Reason:**

In order that the Local Planning Authority may be satisfied 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.

**20 Design Mock-ups**

Prior to commencement of any works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) commercial fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

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

## 21 **Play Spaces**

i) Before any play spaces are installed within the development hereby approved, the developer shall submit details of all the play spaces proposed within that phase, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

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

**Reason:**

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

## 22 **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)(2)(a) 'wheelchair adaptable'.- at least 10%

M4(3)(2)(a) 'wheelchair adaptable'

**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.

**23 Digital Connectivity**

Prior to any above grade works 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.

**24 Lifts**

Prior to commencement of works above grade of the 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.

**25 Sprinkler System**

Prior to the commencement of any above grade works (excluding demolition), full particulars of the sprinkler system to be used within the commercial units shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

**Reason:**

To ensure that there is an adequate level of fire safety within this mixed use development.

**26 Precautionary Bat Surveys**

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

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

**Reason:**

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

**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.

**27 Car Free Marketing**

Prior to occupation 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 car free (excluding the permitted designated blue badge spaces)

**Reason:**

To ensure compliance with P54 of the Southwark Plan 2022.

**28 Signage**

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

**Reason:**

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

**29 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](mailto:CircularEconomyLPG@london.gov.uk), along with any supporting evidence as per the GLA's Circular Economy Statement Guidance.

The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, and prior to occupation.

**Reason:**

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

### 30 **Whole Life Cycle**

Once the as-built design has been completed for the development (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment for that phase to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto: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.

### 31 **Noise breakout from Commercial use**

Prior to occupation, building envelope sound insulation of any commercial use shall be so adapted as necessary in light of the intended commercial use in order to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR40 when measured as an LAeq across any 5 minute period at any location 3m from the commercial facade.

#### **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 Policy P56 Protection of Amenity of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

### 32 **Electric Vehicle Charging Points**

Prior to first occupation of the commercial aspect of the development, the developer shall submit plans to show delivery of all electric vehicle charging points for the commercial parking bays. The development must be implemented in accordance with the approval given.

#### **Reason:**

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

### 33 **Cycle Storage Facilities**

Prior to first occupation of the development hereby consented, and notwithstanding the approved drawings, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for that phase shall be submitted to and approved in writing by the Local Planning Authority.

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

#### **Reason:**

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

### 34 **Lighting Plan**

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

#### **Reason:**

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

### 35 **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.

**36 Vertical Sound Transmission**

Prior to occupation, party walls, floors and ceilings between the commercial premises and residential dwellings shall be so adapted as necessary in light of the intended commercial use in order to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period in any habitable room.

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

**Reason:**

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

**37 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.

**38 Sustainable Drainage Scheme Evidence**

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has

been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

**Reason:**

To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Southwark's Local Plan Policy P68.

**39 Water Network Infrastructure**

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand 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 development 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.

- 40** Before any work above grade hereby approved begins on any phase of development, full particulars, details and specification of a scheme for the fit out of the commercial premises to an appropriate level for Class E(g)(i, ii, 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 lighting, heating and cooling provision, the provision of kitchen and toilet facilities, the provision of a three phase electricity supply and fire suppression sprinkler system as well as the fit out of external doors and windows. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the Class E(g)(i, ii, iii) fit out for each phase shall be at the same time, or before the first occupation of the residential component of the same phase.

**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

**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.

**41 Air Quality**



The development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment produced by BWB dated December 2021.

**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.

**42 Enhanced Horizontal Sound Transmission**

All party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference 55dB DnTw+Ctr. Pre-occupation testing of the separating partitions 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.

**Reason:**

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

**43 Plant Noise**

The combined Rated sound level from all 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.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

**Reason:**

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

#### 44 External noise levels in amenity areas

Communal and Private external amenity and play areas shall be designed to attain 55dB(A) LAeq, 16hr †, as far as is reasonably practicable.

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

##### **Reason:**

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

#### 45 Servicing Hours

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

06:00 - 22:00 Monday to Saturday; and

10:00 - 18:00 on Sundays and Bank Holidays.

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

06:30 - 18:00 Monday to Friday; and

07:00 - 16:00 on Saturday and Bank Holidays.

##### **Reason:**

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

#### 46 External Lighting

Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

##### **Reason:**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2021, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

**47 Fire Safety Strategy**

The development hereby consented shall not be carried out other than in accordance with the approved Planning Fire Strategy Report (prepared by Jensen Hughes ref. EL6932/R1 Issue 2) dated 15/12/21.

**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.

**48 Energy Efficiency**

The development hereby permitted shall be constructed in accordance with the approved Energy and Sustainability Statement (prepared by CDI ref. P03) dated 07.01.22. 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.

**49 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.

**50 Restriction of Roofs For Use For Maintenance, Repair or Means of Escape Only**

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

**Reason:**

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

**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.

**Special condition(s)** - the following condition(s) are required post completion of relevant condition imposed in other sections of this decision notice

**52 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. This document should include full details of measures to ensure the preservation in situ of archaeological remains, should they be required, details of monitoring and measures to recover such remains should monitoring indicate failure of preservation in situ measures. 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.

## 53 BREEAM

(a) Before any fit out works to the non-residential 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 non-residential 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.

### Informative notes to the applicant relating to the proposed development

#### THAMES WATER

1. 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>.

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

3. 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](mailto:trade.effluent@thameswater.co.uk) .

Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

## ENVIRONMENT AGENCY

4. Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. Refer to the hazardous waste pages on gov.uk for more information.

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice: excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the Environment Agency. Some naturally occurring clean material can be transferred directly between sites. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to: the Position statement on the Definition of Waste: Development Industry Code of Practice and; The Environmental regulations page on GOV.UK

## Appendix 2: 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 SD6 Town centres and high streets

Policy SD7 Town centres: development principles and Development Plan Documents

Policy SD8 Town centre network

Policy SD9 Town centres: Local partnerships and implementation

Policy SD10 Strategic and local regeneration

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

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D7 Accessible housing

Policy D8 Public realm

Policy D9 Tall buildings

Policy 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 H16 Large-scale purpose-built shared living

Policy S1 Developing London's social infrastructure

Policy E2 Providing suitable business space

Policy E11 Skills and opportunities for all



Policy HC1 Heritage conservation and growth

Policy HC2 World Heritage Sites

Policy HC3 Strategic and Local Views

Policy HC4 London View Management Framework

Policy G1 Green infrastructure

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 6 Digital connectivity infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T1 Strategic approach to transport

Policy T2 Healthy Streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.5 Non-residential disabled persons parking

Policy T7 Deliveries, servicing and construction

Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets

ST2 Southwark's Places

SP1a Southwark's development targets

SP1b Southwark's places

SP1 Quality affordable homes

SP3 Great start in life

SP4 Green and inclusive economy

SP5 Thriving neighbourhoods and tackling health equalities

SP6 Climate Change

AV.13 Old Kent Road Area Vision

P1 Social rented and intermediate housing

P2 New family homes

P7 Wheelchair accessible and adaptable housing

P12 Design of places

P13 Design quality

P16 Designing out crime

P17 Tall buildings

P18 Efficient use of land

P20 Conservation areas

P21 Conservation of the historic environment and natural heritage

P22 Borough views

P23 Archaeology

P28 Access to employment and training

P29 Strategic protected industrial land

P30 Office and business development

P31 Affordable workspace

- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P47 Community uses
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the mobility impaired
- P56 Protection of amenity
- P57 Open space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy
- IP2 Transport infrastructure
- IP3 Community infrastructure levy and section 106 planning obligations.

#### Mayors SPD/SPGs

Sustainable Design and Construction (April 2014)

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

London View Management Framework (March 2012)

Planning for Equality and Diversity in London (October 2007)

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

Planning application (21/AP/1146) for: Screening Opinion to determine whether an Environmental Impact Assessment is required for the demolition of existing building and redevelopment of a mixed use scheme comprising approximately 1,125 sqm (GIA) plus 1,065 sqm (GEA) external yard that retains the existing Jewsons Builders Merchant on site, and up to 202 residential units (Use Class C3) in two blocks of 9/13 and 27 storeys above ground

### Relevant History of Adjoining Sites

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

#### 840 Old Kent Road, London SE15 1NQ

Planning application (19/AP/1322) granted for: Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 170 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

#### 227-255 Ilderton Road, SE15 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1NS

Planning application (19/AP/1773) granted: Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 253 residential apartments (C3), 35.75% affordable by habitable room, and other associated infrastructure.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

#### Tustin Estate Land Bounded By Manor Grove Ilderton Road Hillbeck Close Old Kent Road, London SE15 1EF

Hybrid application comprising a full planning application for Phase 1 comprising the demolition of Hillbeck Close, Ullswater House and garages at Manor Grove and the erection of four buildings at 2/3-storeys (D1 and D2), 5/9-storeys (C) and 7/13-storeys (G1) providing 167 homes (Class C3) with associated parking, public realm, open

spaces, landscaping and ancillary infrastructure; and the refurbishment of properties at Manor Grove.

Outline planning permission (all matters reserved except for access) for phases 2, 3 and 4 comprising the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way Primary School) ranging in height from 2 to 21 storeys to provide up to 57,786 sqm of floorspace (GEA), comprising up to 523 affordable and market homes (Class C3), up to 3,452 sqm (GEA) of flexible commercial floorspace (Class E, F1 and sui generis) and up to 2,214 sqm (GEA) of educational floorspace (Class F1) including temporary space for the children's centre, with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure. Providing a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis).

#### Daisy Business Park 19-35 Sylvan Grove London SE15

Planning permission (19/AP/2307) for demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of 219 residential dwellings (Use Class C3) and 3,088 sqm (GIA); commercial workspace (Use Class B1) within two buildings of 5 storeys (24.55m AOD) and 32 storeys (106.43m AOD); and associated car and cycle parking, landscaping, and public realm and highways improvements.

#### 313-349 Ilderton Road London, SE15

Planning permission (20/AP/1329) for Demolition of existing buildings and construction of two buildings, one of part 11 and 13 storeys and one of part 13 and 15 storeys, to provide 1,739sq.m (GIA) of commercial floorspace, 250 student accommodation bed spaces (Sui Generis) and 58 residential units, with associated access and highway works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/ recycling stores.

#### 301-303 Ilderton Road London, SE15

Planning permission (20/AP/1329) for Demolition of existing buildings and construction of two buildings, one of part 11 and 13 storeys and one of part 13 and 15 storeys, to provide 1,739sq.m (GIA) of commercial floorspace, 250 student accommodation bed spaces (Sui Generis) and 58 residential units, with associated access and highway works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/ recycling stores

#### Ilderton Wharf, 1-7 Rollins Street London, SE15

Planning permission (21/AP/4757) for Demolition of existing buildings and erection of a mixed use development comprising a building of part 9, 23 and 25 storeys above ground to provide a replacement builders merchants with associated office, trade counter sales area, showroom and external storage/racking, a commercial unit fronting Ilderton Road (Use Class E), 163 residential apartments (Use Class C3) and other associated infrastructure.

## Appendix 4: Consultation undertaken

Site notice date: 14.06.2022

Press notice date: 09.06.3022

Case officer site visit date: 14.06.2022

Neighbour consultation letters sent: 26.05.2022

### Internal services consulted

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

### Statutory and non-statutory organisations

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

### Neighbour and local groups consulted

Name/Address	Period	Date Printed	Reply by
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7 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
5 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
3 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 19 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 12 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
3 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
13 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
57 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
214 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
180 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
5 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
127-135 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
137 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023



Apartment 1 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 21B The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 221 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
24B Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
21 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
8 Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
10 Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 7 The Penarth Centre Penarth Street London So	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 21 107 - 109 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 24A The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 23 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 22 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

	B14	08/02/2023	22/02/2023
Flat 17 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 14 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 10 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 3 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
4 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 10 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
223-225 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
39 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Asaholah Salvation Church Of God 137A Ormside Stre	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

18 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Ilderton Primary School Ilderton Road London South	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
82 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 5 And 6 The Penarth Centre Penarth Street Lo	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 28A The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Ground Floor 180 Ilderton Road London Southwark SE	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
First Floor 145 Ormside Street London Southwark SE	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 4 62 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Ground Floor 78-94 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
87 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
6 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
3 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

22 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
77 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
49 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
41 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
35 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
110-116 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 12 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 7 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat A 217 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 19 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 1 And 2 96-108 Ormside Street London Southwar	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Flat A 154 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 30 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 211 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
235 Record Street London Southwark SE15 1TL	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 32A The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Ilderton Wharf 1-7 Rollins Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 17 107 - 109 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 27 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 26 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 19 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 15 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
23 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
Flat 3 211 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
84 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
25 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 12 Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
5 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
1 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 213 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
89 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 5 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat B 152 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 11 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
23 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

9 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
86 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
17 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
65 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
53 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 2 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
107 - 109 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 6 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Apartment 4 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
3 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 1 And 2 237 Record Street London Southwark S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 32B And C The Penarth Centre Penarth Street	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

67-105 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 12 107 - 109 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 29 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 28 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 13 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Second Floor Flat 209 Ilderton Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 1 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 22 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
140 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
45 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
31 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
55 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022



	B14	08/02/2023	22/02/2023
Unit 13 Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 23 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 8 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
First Floor 78-94 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
25 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
4 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Penarth Works Penarth Street London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 8 The Penarth Centre Penarth Street London So	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 14 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 11 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 8 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

75 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
59 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
River Of Life Pentecostal Church 12-38 Hatcham Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
202 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 10 Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
18 Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
221 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
139 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 4 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 20 Left The Penarth Centre Penarth Street Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
8 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
6 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
5 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
Flat B 154 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Ground Floor 145 Ormside Street London Southwark S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 1 140 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 14 And 15 The Penarth Centre Penarth Street L	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Foodstars Peckham 107 - 109 Ormside Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 5 107 - 109 Ormside Street London Southwark S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 25 107 - 113 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 21 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 16 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
43 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
Iberia House Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
2 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 5 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
9 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 15 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 20 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 18 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 24 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 13 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Apartment 2 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 2 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

143 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 31 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 25 And 26 The Penarth Centre Penarth Street L	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3 The Penarth Centre Penarth Street London So	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
113 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 221 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 5 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
7 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
13 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 17 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 16 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
24 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

148-150 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
33 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
217 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
115-125 Ormside Street London Southwark SE15 1TB	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 5 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 9 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat A 152 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Part First Floor Front 180 Ilderton Road London So	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
141 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 2 140 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
149 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3 107 - 109 Ormside Street London Southwark S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Mangia Pasta And Burger 107 - 109 Ormside Street L	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 25 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 11 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 6 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 4 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
The Waterhouse Project 3 Stockholm Road London Sou	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 24 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 6 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
2 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
97 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
15 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
74 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
14 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 34 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 2 62 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 23 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
12 Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
First Floor Flat 209 Ilderton Road London Southwar	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3 62 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
118-120 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
80 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
78 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
76 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023



Flat 21 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 3 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
29 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
15 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
67 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
7 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
37 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Apartment 6 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Living Accommodation 224 Ilderton Road London Sout	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
First Floor Rear 180 Ilderton Road London Southwar	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Corner Of Sharratt Street 257-283 Ilderton Road Lo	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 1 2 And 4 The Penarth Centre Penarth Street L	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Clean Kitchen Club 107 - 109 Ormside Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
71 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
63 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 6 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 4 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
145 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
212 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
19 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
69 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3 96 - 108 Ormside Street London Southwark SE	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
224 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
182-196 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 4 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

8 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 29 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Apartment 5 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 21A The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
1 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 12 The Penarth Centre Penarth Street London S	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
14-38 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 3 4 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
20 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
6 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
2 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 22 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Flat 9 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
206-210 Ilderton Road London Southwark SE15 1NT	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
27 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 7 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
47 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Apartment 3 90 Varcoe Road London Southwark SE16 3	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 32 And 32A The Penarth Centre Penarth Street	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
9 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3B Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 16 And 17 The Penarth Centre Penarth Street	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Mimi Kitchen 107 - 109 Ormside Street London South	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 20 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Flat 12 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 5 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 4 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 11 Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
132-136 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
95 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
First Floor 96-108 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
21 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat B 219 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
91 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
11 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 6 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
International Secretariat 215 Ilderton Road London	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
Unit 9 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 7 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 2 Warlingham House Varcoe Road London Southwa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
90 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
5 - 9 Record Street London Southwark SE15 1TL	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
227-255 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
85 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
19 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
17 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
16 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
12 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
88 Varcoe Road London Southwark SE16 3DG	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
1 Manor Grove London Southwark SE15 1EQ	B28	26/05/2022	23/06/2022

	B14	08/02/2023	22/02/2023
81 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
73 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
51 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 8 Canterbury Industrial Park 297 Ilderton Roa	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 13 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 10 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 3 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 28B The Penarth Centre Penarth Street London	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat A 219 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 211 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
236 Record Street London Southwark SE15 1TL	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Units 18 And 33 The Penarth Centre Penarth Street	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Unit 20 107 - 109 Ormside Street London Southwark	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
24 Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 24 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 18 Shirley Chisholm Court 62 Hatcham Road Lon	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 9 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 8 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 7 Shirley Chisholm Court 62 Hatcham Road Lond	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
10 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 3A Canterbury Industrial Park 297 Ilderton Ro	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 1 62 Hatcham Road London Southwark SE15 1TW	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
79 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
61 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023



Flat 13 Warlingham House Varcoe Road London Southw	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
1 Eagle Close London Southwark SE16 3DJ	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
21 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
11 Gerards Close London Southwark SE16 3DF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
83 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
147 Ormside Street London Southwark SE15 1TF	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Part First Floor 78-94 Ormside Street London South	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Studio 11 40-50 Hatcham Road London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Unit 20 Right The Penarth Centre Penarth Street Lo	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
Flat 1 213 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
7 Barnaby House Manor Grove London Southwark SE15	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
24A Manor Grove London Southwark SE15 1SX	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

Flat A 209 Ilderton Road London Southwark SE15 1NS	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023
93 Manor Grove London Southwark SE15 1EH	B28	26/05/2022	23/06/2022
	B14	08/02/2023	22/02/2023

## 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  
 London Underground  
 Network Rail  
 Natural England  
 Historic England  
 Health and Safety Executive: Fire Risk Assessments  
 Bakerloo Line Safeguarding

### Statutory and non-statutory organisations

Environment Agency  
 Metropolitan Police Service (Designing O

### Neighbour and local groups consulted:

Kaymet London Ltd and Vital OKR 52 Ossory Road London  
 203, Studio 215, Mare Street Studios, 213 Mare St, London  
 141 Ormside Street London SE15 1TF  
 143 Ormside St Blackwall Hire Ltd London  
 15 Manor Grove London SE15 1SX  
 Studio 215 Mare Street Studios 203-213 Mare Street  
 15 Tennis st London SE1 1YD  
 110-116 Ormside Street London SE15 1TF  
 21 Hatcham Road London SE15 1TW

96-108 ormside Street SE15 1TF London SE15 1TF

Unit 32d Penarth Centre ormside st london

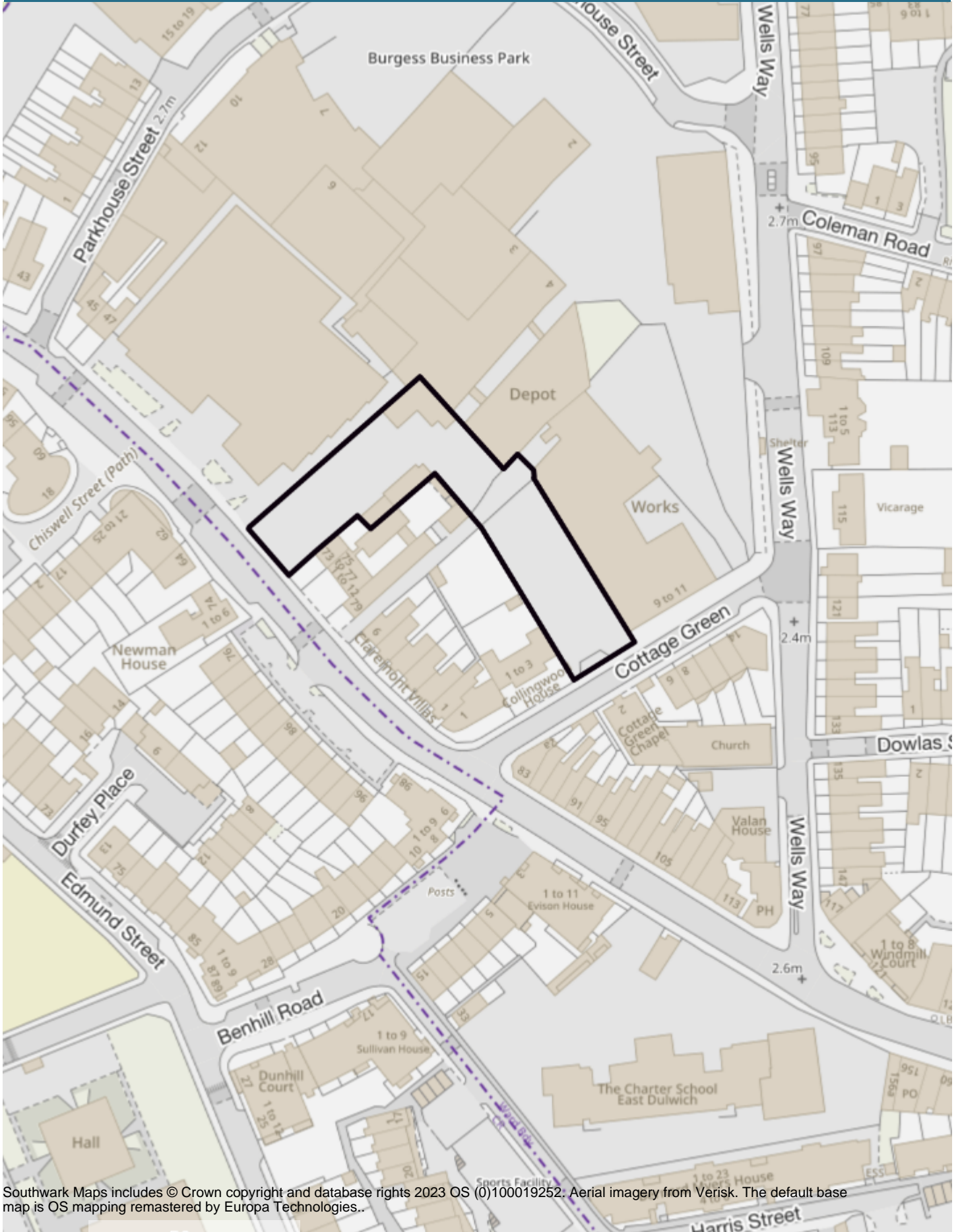
25 Hatcham Road London Southwark

Fooditude 182-196 Ilderton Road Southwark

# Agenda Item 72



21/AP/1254 & 21/AP/1255 - 5-7 Cottage Green And 69 Southampton Way, London, SE5 7ST



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<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 14 June 2023	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application 21/AP/1254 for: Full Planning Application and Application 21/AP/1255 for: Listed Building Consent</p> <p><b>Address:</b> 5-7 COTTAGE GREEN AND 69 SOUTHAMPTON WAY, LONDON, SE5 7ST</p> <p><b>Proposal:</b> Demolition of existing structures, including removal and alterations to the flank elevation of grade II listed no. 73 Southampton Way, and construction of two buildings fronting onto Southampton Way and Cottage Green comprising residential units and commercial units for Class E and F uses, associated roof terraces, landscaping and public realm enhancements, refuse storage, and cycle and car parking. The proposal would be within the setting of the grade II listed buildings 1, 2 and 3 Cottage Green and 73,75 and 77 Southampton Way.</p>		
<b>Ward(s) or groups affected:</b>	St Giles		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date: 29.04.2021</b>		<b>PPA Expiry Date: -</b>	
<b>Earliest Decision Date: 29.07.2021</b>			

## RECOMMENDATION

### Application 21/AP/1254 for: Full Planning Application

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (1) are not met by 14 December 2023 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 186 of this report.

### Application 21/AP/1255 for: Listed Building Consent

3. That planning permission be granted, subject to conditions.

## EXECUTIVE SUMMARY

4. This application is for the re-development of a scaffolding site on the southern edge of Burgess Business Park (Use Class B8). The proposal is for the demolition all existing structures and the construction of two buildings of 4, 5 and



6 storeys providing 503sqm of commercial floorspace at ground floor and 50 homes at first to fifth floors. In addition, the proposal includes new public realm, play space, car and cycle parking, and ancillary plant and servicing arrangements.

5. The site is within the allocation boundary for Burgess Business Park (NSP25) which supports its re-development. A Local Development Study was commissioned by the Council in 2020 to inform the various plots coming forward on the site allocation. Whilst not a statutory planning document, the LDS sought to promote a site-wide design strategy, co-ordinate developer activities, and encourage a cohesive form of development across the various landownerships.
6. The proposed land uses for this application are supported. The development would deliver high quality and accessible employment floorspace and residential homes. This would include 10% affordable workspace provision and 35.2% affordable homes (16 homes). In addition, a business relocation strategy is proposed to support the existing business in finding an alternative site to continue its operations.
7. In design terms, the proposed layout is consistent with the NSP25 site allocation requirements and LDS aspirations. The development would deliver active frontages and permeability. Following design revisions to the scheme, the proposed height, bulk and scale of development is acceptable.
8. There would be no harm to nearby heritage assets on Southampton Way as a result of the development. Minor alterations to the flank wall of 73-77 Southampton Way which abuts the site, are to be dealt with under a separate listed building consent. The development would enhance the immediate setting of Collingwood house and the chapel on Cottage Green however, there would be limited harm to the wider settings of these buildings from the additional height at the tallest part of block B, which is set back into the site. This harm is outweighed by the public benefit of the scheme including public realm enhancements, affordable housing provision and quality of architectural design.
9. The impact on daylight and sunlight is acceptable, taking into consideration the urban location of development. There would be no change in sunlight to existing outdoor areas. Measures are proposed to mitigate overlooking and privacy impacts for 75-77 Southampton Way. The development otherwise meets the minimum window to window separation distances to minimise amenity impacts on existing and future occupiers of the site and surrounding areas.
10. The estimated traffic generation resulting from the proposed development would not be unacceptable. Highway improvement works are proposed to ensure routes and access onto site are safe, inclusive and meet the needs of all pedestrians. A Construction Environmental Management Plan and Delivery and Servicing Plan are proposed to be conditioned, to reduce impact on the environment, local road network and amenity of occupiers during the construction and operational phases of development. Planning conditions are also recommended to control noise, drainage, and land contamination, in addition to fire safety and digital connectivity.

11. The development would include 24 new trees, including 7 street trees, 12 trees within the public realm at ground floor and 5 trees on the upper floor communal amenity terraces. Planning conditions are recommended to secure the green infrastructure including planting, green roofs and bat and bird boxes. An urban greening factor (UGF) of 0.40 would be achieved. The proposal would achieve 60% on site carbon saving for residential and 25% on site carbon savings for non-residential development. The remaining carbon would be offset through a financial contribution to the Green Buildings Fund. The development is expected to achieve a BREEAM score of 77%.
12. Across two rounds of consultation, 49 comments were received comprising of 47 objecting comments and 2 neutral comments. Objections were made in relation to land use, quality of accommodation, design and heritage impacts, impact on neighbours, transport and local infrastructure impacts, public realm provision, air pollution, ecology impacts and inaccuracies in the daylight / sunlight report. These matters are discussed in detail in the Assessment section of the report.

### Summary tables

13.

Homes	Private Homes	Private Habitable room (HR)	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total	HR Total
Studio	1	1	0	0	0	0	1 (2%)	1
1 bed	9	18	4	8	1	2	14 (28%)	28
2 bed	18	63	1	3	3	12	22 (44%)	78
3 bed	6	28	7	35	0	0	13 (26%)	63
Total	34 (68%)	110 (64.7%)	12 (24%)	46 (27%)	4 (8%)	14 (8.2%)	50 -	170 -

14.	Use class	Existing sqm	Proposed sqm	Change +/-
	Use Class B8	381sqm GIA internal ancillary office and staff area (plus external site area for open air storage).	0	-381
	Use Class E and F	0	503	+503
	Use Class C3	0	4,808.4	+4,808.4
	Affordable workspace Use Class E (g)	0	50	+50

15.		Existing sqm	Proposed sqm	Change +/-
	Public realm	0	400	+400
	Play Space	0	182.8	+182.8

16.	CO2 Savings beyond part L Bldg. Regs.	60% (residential) 24% (non-residential)	
	Trees lost	0	
	Trees gained	24 (including 7 street trees, 12 central square trees, 5 terrace trees)	

17.		Existing	Proposed	Change +/-
	Urban Greening Factor	-	0.4	-
	Greenfield Run Off Rate	-	1.1 (l/s)	-
	Green roof	0	560sqm	+560sqm
	Green wall	0	70sqm	+70sqm
	Disabled car parking (on site)	0	2	+2

Cycle parking spaces	-	111	+111
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18.	CIL (estimated)	£383,100 (pre-relief)
	MCIL (estimated)	£231,927 (pre-relief)
	CIL Social Housing Relief (estimated)	£185,025
	Total (estimated)	£521,003 (net of relief).
	S106	See table under Planning Obligations sub heading.

## BACKGROUND INFORMATION

### Site location and description

19. The application site is on the southern edge of Burgess Business Park. The plot is approximately 0.23 ha and is L-shaped connecting Cottage Green to the south-east and Southampton Way to the south-west. The site has been in use as a scaffolding yard (Use Class B8) comprising mostly open air storage with an office building on the northern corner of the site.
20. Immediately to the north of the site is the Parkhouse Street Peachtree re-development (application ref: 21/AP/1342) which includes a large existing chimney that marks the centre of the Burgess Business Park. Also within the Burgess Business Park boundary is the Big Yellow Self-Storage unit (49-65 Southampton Way) to the north-west, and Liberty House (9-11 Cottage Green) to the north-east which include a place of worship and commercial floorspace. Immediately to the south of the site is a row of residential terraced housing fronting onto Southampton Way and a tyre shop and detached residential dwelling (known as Collingwood House) fronting onto Cottage Green.



Figure 1: Site Location Plan

## Surroundings and designations

21. The application site is located within the Area Vision Boundary for Camberwell. The surrounding area to the south, south-east and south west are a mix of residential and commercial uses. To the north is Burgess Park which is designated Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC).
22. There are three Grade II Listed Buildings including no. 73, 75 and 77 Southampton Way, 1, 2 and 3 Collingwood House and 113 Wells Way. The site is not within a conservation area nor within the setting of a nearby conservation area.

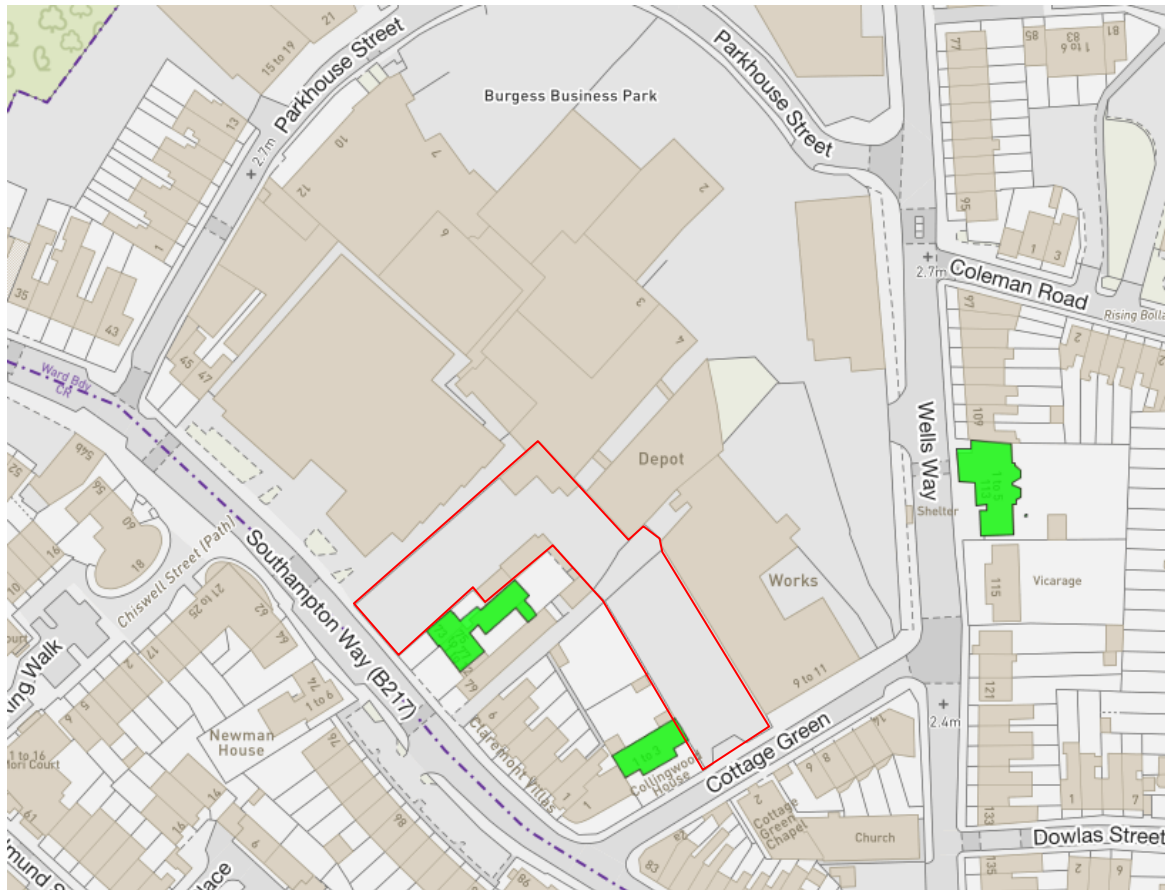


Figure 2: Location of Listed Buildings in green.

23. The site is within the London Views Management Framework – Extended background vista for Alexandra Palace viewing terrace to St Paul's Cathedral. It is also located within the Borough's Air Quality Management Area, Urban Zone, Critical Drainage Area, and the Environment Agency Flood Zone 2 /3.

### Details of proposal

24. The application proposes the demolition the existing structures on site including removal and alterations to the flank elevation of the Grade II listed no. 73 Southampton Way. The new development would comprise two buildings of 4, 5 and 6 storeys, one on each arm of the L-shaped site. Block A would run from Southampton Way to the centre of the site and Block B would run from Cottage Green to the centre of the site. The proposal would deliver 50 new residential homes, 503sqm of commercial floorspace (Class E(g)) in addition to new landscaping and public realm, refuse storage, cycle and car parking.
25. The following revisions were made to the application in March 2022 to address comments raised by the officers and members of the public during the first round of consultation:
- Reduced height of block B from 7 storeys to 6 storeys;
  - Further set back of the top floor of block B from the Cottage Green frontage;
  - Reduced number of residential homes from 55 to 50.

- Altered internal layouts of some residential homes and increased open plan to improve daylight levels;
- Overall reduction in commercial floor space by 14.6sqm;
- Re-design of the public square to increase the amount of communal amenity and change to car parking;
- Submission of an Urban Greening Factor Calculation;
- Further detail on the boundary treatments;
- Indicative floor layouts for the commercial spaces including cycle storage;
- Confirmation on the proposed head room of the commercial units.

## **Listed Building Consent**

26. The application proposes demolition and external alterations to parts within the site that are attached to the flank elevation of grade II listed no. 73 Southampton Way. These works are dealt with under a separate listed building consent application (ref: 21/AP/1255).

### Listed Building Consent Policy

27. Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act (1990) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2021), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building.
28. The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.
29. Paragraph 194 of the NPPF requires applicant together with the Local Planning Authority to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance. The architectural or historic significance of any heritage asset includes its internal and external historic features and its setting. In addition to the facades of a Listed Building its features of significance could include its roof, its plan form, decorative internal features like original cornices, skirtings and fireplaces and important structures like floor beams, staircases or chimneys.

### Listed Building Consent Assessment

30. Nos. 73-77 are a terrace of three listed buildings. The terrace was truncated when buildings to the west were demolished to allow for the construction of industrial buildings on the adjacent site. In order to support the remaining party wall between the demolished No.74 and No.73 a small 'nib' of the remaining No.74 front wall was left as a buttress. This application is to remove this buttress in order to make way for Block A of planning application 21/AP/1255. Block A will abut No.73 and will provide the support previously provided by the buttress.
31. Although the only remaining part of the demolished historic building No74 the buttress has no remaining architectural or historic significance itself. Therefore its removal is acceptable, subject to planning conditions for engineering drawings and a specification for the No.73 party wall with the development site and 1/5 details of the abutment of Block A with No73 Southampton Way.

### **Site allocation background**

32. The application site is within the southern edge of the Burgess Business Park which is allocated within the Southwark Plan 2022 for redevelopment (NSP25 'Burgess Business Park'). NSP25 states that redevelopment of the site must:
  - Ensure every individual development proposal increases or provides at least the amount of employment floorspace (E(g), B class) currently on the site; and
  - Provide new homes (C3); and
  - Enhance permeability including new north-south and east-west green links; and
  - Provide public realm improvements including a square
33. NSP25 states that redevelopment of the site should:
  - Provide industrial employment space (E(g)(iii)); (industrial processes)
  - Provide active frontages (retail, community or leisure uses) at appropriate ground floor locations





*Figure 3: NSP25 Site Allocation Boundary*

34. The site allocation has a minimum residential capacity of 681 homes. The design and accessibility guidance states that by developing at a higher density there is the opportunity to deliver new light industrial, distribution and studio/hybrid workspaces. There will also be opportunities to integrate new homes as part of the redevelopment, making the most of the site's proximity to Burgess Park. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas. In addition, redevelopment should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.
35. There have already been some planning application approvals within this site allocation boundary. The details of these are set out in Appendix 4 'Relevant Planning History.'

### **Other guidance**

36. The Council commissioned a Local Development Study (LDS) which was completed in October 2020. The purpose of this was to promote a design strategy for development and co-ordinate developer activities, encouraging a cohesive

form of development across the various landownerships. The various landowners have submitted proposals for sites in this area and timescales are broadly in parallel, which presents a unique opportunity to address the shared objectives of redevelopment.

37. The LDS sets out a strategic response to the planning policy guidance that exists and is to be used as the basis for discussion between the various landowners. It should be noted that the LDS has no statutory Planning status.
38. Relevant LDS design aspirations for this application are:
  - South and west routes through the site converging at the adjacent Peachtree site with a small square;
  - New space and setting for heritage buildings and new links - particularly along the Cottage Green frontage;
  - Lower scale along Cottage Green to ease the setting of the listed building of Medium scale elsewhere;
  - Positive edge and an active frontage onto Southampton Way. Entrances along proposed routes through the site.
  - New frontage onto secondary space adjacent to Peachtree site.



Figure 4: Extent of LDS Area.

### **Summary of consultation responses from members of the public and local groups**

39. Public consultation was undertaken twice, following amendments to the proposal. Overall 580 neighbours were consulted, 49 comments were received comprising of 47 objecting comments, 2 neutral comments; no comments were

received in support. In total, 7 objections were received during the second round of consultation, from members of the public retaining their previous objection. Summarised below are the objections raised by members of the public with an officer response addressed in summary below and with further detail within the relevant sections in the report.

40. Land use:
  - Loss of employment floorspace and local jobs.
  - Over development of the site.
41. Quality of residential accommodation:
  - Insufficient affordable social rent housing provision.
  - Poor quality of accommodation in terms of natural ventilation, daylight and sunlight, and number of single aspect units.
  - Insufficient children's play provision on site.
42. Design and heritage:
  - Out of character with the local area
  - Harmful impact on the setting of listed buildings and NDHA.
  - The identification of listed assets is incomplete.
  - Height and massing is inconsistent with the Local Development Study principles.
  - Development is too high.
  - Density of development is too high
  - Poor quality design.
  - Secured by design concerns with colonnades for block B.
43. Amenity of adjoining occupiers and surrounding area:
  - Unacceptable outlook, overlooking and privacy impact.
  - Unacceptable overshadowing, daylight and sunlight, wind impact.
  - Noise and light pollution.
  - Cumulative impact on all of the Burgess Business Park developments on the local community
44. Transport and local infrastructure:
  - Strain on existing parking, traffic levels, public transport and social infrastructure.
45. Public realm:
  - Proposed width of shared pedestrian and vehicular route within the site is inadequate.
  - Poor quality public square and limited green spaces.
46. Environment:
  - Air pollution.
  - Ecological impact and increased pressure on Burgess Park to serve existing and new local residents.
  - Lack of biodiversity measures.
47. Other matters:
  - Daylight and sunlight report is out of date and inaccurate as missing some

windows for ground floor flat of Claremont Villas.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

48. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
  - Environmental impact assessment;
  - Dwelling mix;
  - Quality of residential accommodation;
  - Design;
  - Impact on heritage assets;
  - Trees and Ecology;
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - Transport and highways;
  - Energy use;
  - Overheating;
  - Environmental protection;
  - Fire Safety;
  - Planning obligations (S.106 undertaking or agreement);
  - Mayoral and borough community infrastructure levy (CIL);
  - Consultation responses and community engagement;
  - Community impact, equalities assessment and human rights.
49. These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal context**

50. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
51. 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**

52. The statutory development plans for the Borough comprise the London Plan

2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

## **ASSESSMENT**

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

#### Proposed commercial uses (Class E and F)

53. The NPPF Chapter 6 'Building a strong, competitive economy' states that planning decisions should help to create conditions in which businesses can invest, expand and adapt. It requires significant weight to be placed on the need to support economic growth and productivity taking into account local business needs and wider development opportunities.
54. The London Plan Policy E4 part (A) requires a sufficient supply of land and premises in London to meet current and future demands for industrial and related functions to be provided and maintained, taking into account strategic and local employment land reviews, industrial land audits and the potential for intensification, colocation and substitution, such as provision for the operational requirements of light and general industry, low cost industrial and related space for smaller enterprises, and research and development of industrial and related produces or processes.
55. The London Plan Policy E7 part (A) encourages the intensification of business uses on industrial land through the introduction of small units, development of multi-storey schemes, basements and high plot ratios, subject to the appropriate mitigations to reduce impact on the existing transport network. Policy E7 part (C) supported the delivery of mixed use or residential development on non-designated industrial sites where this has been allocated in an adopted local Development Plan. The Southwark Plan Policy NSP25 and Policy P30 require redevelopment of this site to provide at least the amount of employment floorspace (E(g)).
56. The application proposes to deliver 503 sqm of commercial floor space gross internal area (GIA) (Use Class E). This would equate to a 122 sqm uplift of commercial floorspace GIA. While it is acknowledged that the open air storage forms a key part of the existing business operation under Use Class B8, and covers majority of the site (approx. 2300sqm of external area), there would be significant challenges for a like for like re-provision of this out door storage area, alongside the delivery of the other planning objectives of NSP25 for housing delivery, and improved public realm and permeability. In addition, the existing employment floorspace is low quality, comprising predominately hard standing and lightweight sheet metal structures, which best serve the site's current use. The replacement commercial floorspace would deliver a higher quality and modern provision across four units at ground floor. Three of the commercial units would be secured under Use Class E (g) (383.1sqm in total), to ensure that the development delivers at least the amount of employment floorspace currently on

site.

57. The fourth unit would be secured more flexibly under Class E (a), (c), (e) (g) and Class F (b), (c), (d) and (e). This aligns with the aspirations of site allocation NSP25, which recognises that active frontages should be provided at appropriate ground floor locations, including retail, community of leisure uses. Planning conditions are recommended to secure the agreed mix of commercial uses and to require the applicant to submit an operational management plan for the flexible class E and F unit, including hours of use.
58. In accordance with the Homes and Communities Agency Employment Density Guide 2015, the existing use of the site as a regional distribution centre (B8) would generate an employment density of 77sqm per full time member of staff which would equate to approximately 5 jobs. Comparatively, the proposed development could generate an employment density of between 10sqm and 47sqm per full time member of staff, depending on which uses within Class E and F are delivered. For example, an office use would provide a higher employment density of around 10sqm per full time member of staff, while a research and development space would provide a much lower employment density of between 50-60sqm per full time member of staff. This would equate to anywhere between 8 and 50 jobs. On this basis it can be agreed that the development would support a higher level of employment density comparative to the existing use.
59. Overall, the principle of development in terms of land use and quantum of employment floorspace is acceptable for this site uses in accordance with London Plan Policy E4 and E7, and Southwark Plan Policy P30 and NSP25.

#### Existing commercial use (Class B8)

60. The site has been in use for storage and distribution occupied by a scaffolding company for the past 20 years. Southwark Plan Policy P33 requires a business relocation strategy where a development may displace an existing small or independent business, defined in the Southwark Plan as a business operation with 50 employees or less or operating on no more than 3 sites.
61. Appendix 1 of the Planning Statement includes a letter from the owner of the scaffolding company, BMC Scaffolding Services. The letter sets out the business's intention to re-locate operations to an alternative facility due to the size and location of the site being no longer fit for purpose. They confirm in the letter that the lease was due to expire November 2021 and that they were actively seeking new premises in Southwark, Kent or Essex. More recently, the applicant has confirmed that while BMC Scaffolding Services continued to operate from the site, the extended lease expired in September 2022 Notwithstanding, the applicant has provided a draft relocation strategy setting out ways in which they can support the business in identifying an alternative site. A finalised strategy would be secured through the S106.

#### Provision of affordable workspace

62. Southwark Plan Policy P31 requires developments proposing 500sqm GIA or more of employment floorspace to deliver at least 10% of the gross employment

floorspace as affordable workspace on site, at discount market rents, for a period of at least 30 years. P31 states that the affordable workspace provision should be of a type and specification that meets current local demand, working in collaboration with the council, local businesses, business associations' relevant public sector stakeholders and workspace providers to identify the businesses to occupy the affordable workspace.

63. The application proposes 50sqm of affordable workspace, comprising one of the four self-contained ground floor units. This equates to 10% of the total commercial floorspace. A planning obligation would be required to secure the affordable workspace provision in accordance with Policy P31.

#### Proposed residential use (Class C3)

64. The NPPF Chapter 5 'Delivering a sufficient supply of homes' supports the Government's objection to significantly boost housing supply to meet a need for different groups in the community including a need for affordable housing. The London Plan Policy GG4 and H1 set housing completion targets for local planning authorities to plan for. Policy H1 part (B) requires borough to optimise the potential for housing delivery on all suitable and available brownfield sites. Relevant to this application, this can include sites within 800m distance of a town centre boundary, low density sites currently in infrastructure uses, and industrial sites identified for intensification, co-location and substitution in the local plan.
65. The Southwark Plan Policy ST1 and SP1 commit the Council to delivering 40,035 homes between 2019 and 2036 (2,355 new homes per annum). Site allocation NSP25 requires the delivery of a minimum 681 residential homes on the Burgess Business Park, which covers this application site. The application proposes 50 new residential homes. Other housing delivery proposed within the NSP25 site allocation boundary include 33 residential homes approved under 19/AP/0469, 109 residential homes approved under 20/AP/0858 and 375 residential home 21/AP/1342. This application would therefore take the current total residential consents up to 567 homes.

#### Provision of affordable housing

66. The London Plan Policy H4 part (B) requires development to deliver affordable housing on site and states that off-site provision or cash in lieu payment should only be allowed in exceptional circumstances. Southwark Plan Policy P1 requires residential development to provide the maximum on-site affordable housing provision with a minimum of 35%, as set out in Table 1 of P1. This is subject to viability testing, requiring appraisals and reviews.
67. The London Plan Policy H5 sets a minimum threshold level of 35% affordable housing for residential development, or 50% for industrial sites appropriate for residential uses, where the scheme would result in a net loss of industrial capacity. While the application site is within Burgess Business Park, an industrial site appropriate for residential uses, the existing use of this site is storage and distribution only. Therefore, the scheme would not result in a net loss of industrial capacity. Therefore, a minimum of 35% affordable housing is acceptable on this site, subject to viability.



68. The applicant first submitted a financial viability assessment on the basis of a 55 unit scheme. A revised financial viability assessment (FVA) was later submitted by the applicant to assess a 50 unit scheme and provision of 35% on site affordable housing with a tenure split of 25% social rent and 10% intermediate homes (calculated by habitable rooms) in accordance with Southwark Plan Policy P1. Their report also assessed the provision of 50% on site affordable homes in accordance with London Plan Policy H4 and H5. The revised report concluded that the proposal could deliver an onsite provision of 35.8% affordable housing and generate a deficit of £726,000 (3.23% of GDV). In a scenario where 50% affordable housing and subject to grant funding, the development would generate a deficit of £1,322,000 (6.34% of GDV). A summary of the financial appraisal outcomes are provided in para 1.11 of the FVA Executive Summary.
69. Avison Young carried out a review of the FVA submitted with the original application for a 55 unit scheme. Their review also assessed at the time a 50 unit scheme. The review found that a 55 unit scheme could viability support 35% affordable housing at a 70:30 social rent to intermediate split and generate a surplus of £2,068,054. On this basis, the applicant has agreed to deliver a 35% on site provision of affordable homes.
70. The development would deliver 35.2% affordable homes on site calculated by habitable room. This would be split as 27% social rent homes and 8.2% intermediate homes. This provides slightly above the minimum requirement for 25% social rent homes and below the minimum requirement for 10% Intermediate homes set out in Southwark Plan Policy P1. However, this is due to a higher number of 3 bed social rent homes which meets an identified need in the Borough. Therefore the proposed tenure split is supported.

#### Agent of change principle

71. The London Plan Policy E7 part (D) requires that development for the intensification of industrial sites and co-location of industrial and residential uses does not compromise the continued efficient function, access, servicing arrangements and days/hours of operation. This impact must be assessed for the existing and proposed industrial uses across the wider Burgess Business Park site. The appropriate design mitigations should be delivered for the residential element to achieve this, giving consideration to safety and security, the layout, orientation, access, servicing and delivery arrangements of the uses in order to minimise conflict, design quality, public realm, visual impact and amenity for residents, agent of change principles, vibration and noise, air quality, including dust, odour and emissions and potential contamination. This is discussed in detail later in this report under the relevant subheading for amenity and environmental matters.
72. In summary, the proposal includes light industrial uses only (Use Class E(g)) which generally sit comfortably alongside residential uses. However, consideration has been still be given to ensure that the proposed building layouts, commercial operations and servicing and delivery arrangements are acceptable. Subject to planning conditions to control ventilation, noise and vibration transfer and sound proofing, servicing and delivery arrangements and commercial operational hours, it is considered that the proposed uses would be able to co-exist successfully and integrate well with the neighbouring



development sites.

## Environmental Impact Assessment

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

## Dwelling mix

75. Southwark Plan Policy P2 requires major development to provide a minimum of 60% of homes with two or more bedrooms. This should include a mix of 2 bedroom 3 person and 2 bedroom 4 person homes. In addition, major development must provide a minimum of 25% of homes with 3 or more bedrooms in the urban zone. A maximum of 5% studios are to be provided and these should be for private housing.
76. Proposed unit mix:

Unit type	Number of units	Percentage of units
Studio	1	2%
1-bed	14	28%
2-bed	22	44%
3-bed	13	26%
Total	50	100%

77. The proposed development would deliver 70% of homes with two or more bedrooms including a mix of 2 bedroom 3 person and 2 bedroom 4 person homes. The development would also deliver 26% of homes with 3 or more bedrooms and only 2% studio which is provided as private housing. Therefore,

the proposed development would provide a policy compliant dwelling mix in accordance with Policy P2.

## **Quality of residential accommodation**

78. The London Policy D6 requires housing developments to be of high quality design and to provide adequately-sized rooms with comfortable and functional layouts that are fit for purpose and meet the needs of Londoners, without differentiating between tenures. The Southwark Plan Policy P15 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 ventilation.

### Unit sizes

79. The open plan living, kitchen dining area for the 2 bed 3 person flat on the fifth floor of block B falls 1.5sqm short of the minimum room size set out in the Residential Design Standards SPD. The open plan living, kitchen dining area for the 3 bed 4 person flat on the fifth floor of block B falls 2.5sqm short of the minimum room size set out in the SPD. Both units meet the minimum dwelling size standard and have large private outdoor balconies, measuring 19.2sqm for the 2 bed unit and 23.2sqm for the 3 bed unit. The balconies are accessed directly from the living areas.
80. All of the other residential units meet or exceed the minimum dwelling size standards and the minimum room sizes set out in the Residential Design Standards SPD. All main double bedrooms meet or exceed the minimum width of 2.75 metres, secondary double bedrooms exceed the minimum width of 2.55m and single bedrooms meet or exceed the minimum width requirement of 2.15m.

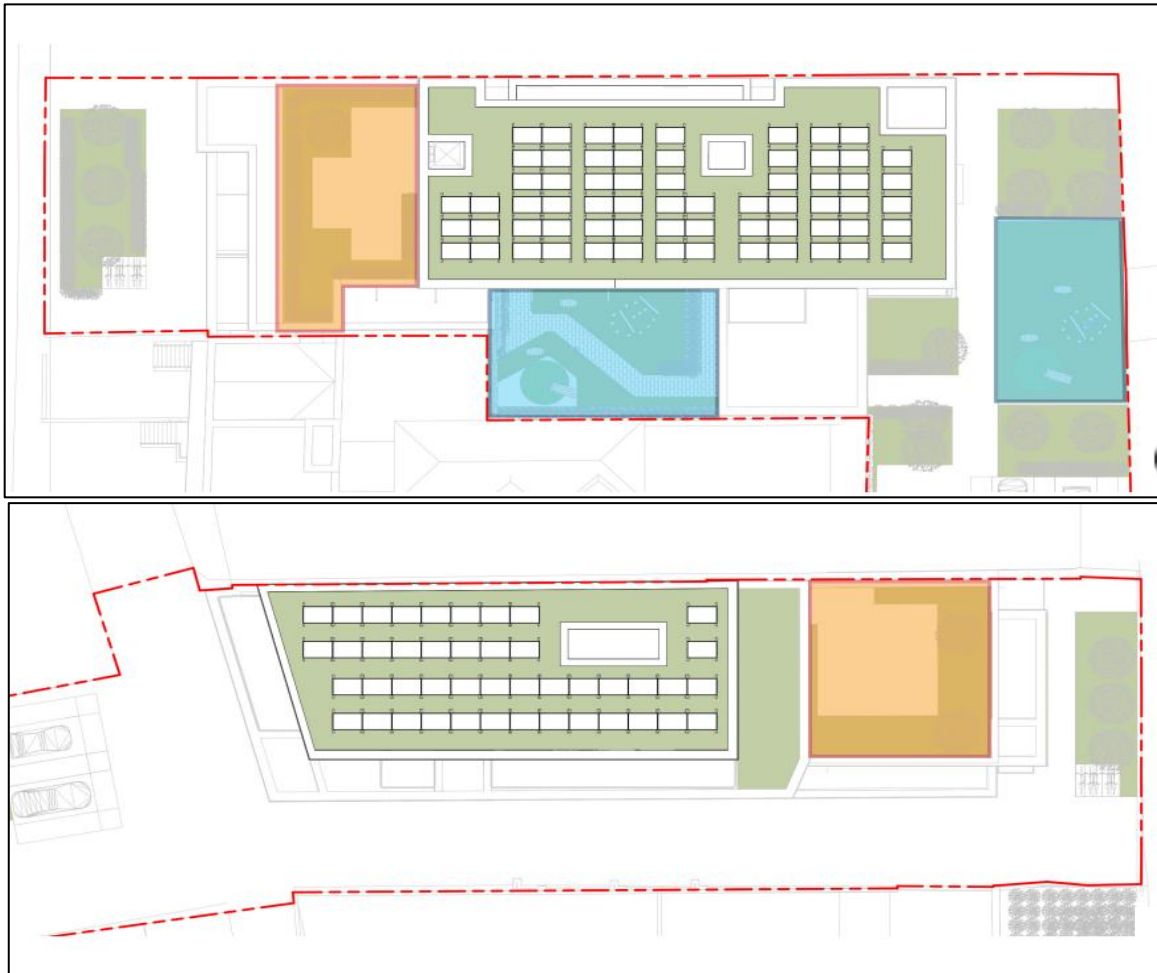
### Amenity space and children's play space

81. The Southwark Plan Policy P15 requires new residential development to provide private amenity space, communal amenity space and child play space on site. A minimum of 50sqm of communal amenity space must be provided per residential block for flatted developments. In addition 10sqm of private amenity space must be provided for homes containing 3 or more bedrooms. A minimum of 5sqm must be provided for homes containing two or less bedrooms. Any shortfall in private amenity space should be added to the minimum communal amenity space requirement. Child play space should be provided at ground level or low level podiums with multiple egress points.
82. All residential units would have direct access to private outdoor balconies. The 3 bed 4 person units and two of the 2 bed 3 person units at fifth floor would have a balcony size of 10sqm or more. The remaining 2 bed 3 and 4 person units on the lower levels would have balconies sized between 6.5 to 8sqm, and the 1 bed 2 person units would have balconies sized between 5 and 6sqm. The studio flat would have a 5sqm private outdoor balcony. The proposed balcony sizes meet the minimum standard in accordance with Policy P15. All of the balconies would

be more than 1.5meters deep.

83. A 95sqm outdoor communal amenity terrace is proposed on the fourth floor of block A in addition to a 108sqm outdoor communal amenity terrace on the fourth floor of block B. This exceeds the minimum 50sqm requirement and would accommodate for a shortfall against 10sqm of private amenity space for the 2 bedroom or less residential homes. These communal terraces are located towards the western end of block A (facing Southampton Way) and the southern end of block B (facing Cottage Green) maximising sunlight. Soft landscaping and planting is proposed around the edges to provide privacy with seating at the centre of the terraces to encourage social interaction. Details of the soft and hard landscaping is recommended to be secured through planning condition.
84. The GLA Play Space Calculator's output for this development is 18.3 children aged between 0 to 17 years. Based on 10sqm per child, the development should therefore provide 183sqm of play space that meets the needs of children across this age range. Two play areas are proposed at ground floor. The first is located at the centre of the site between the two blocks and measures approximately 80sqm. The other is located on the Southampton Way arm enclosed by block A and measuring approximately 105sqm. The play areas are proposed to facilitate doorstep play for 0-5 and 5-11 year olds. The location of play space at the centre of the site has been designed coherently with the layout of the neighbouring Peachtree development to ensure the space remains functional when both sites are built out.

85.



*Figure 5: Block A (top) and Block B (bottom): Communal amenity space shaded orange and play space shaded blue.*

### Outlook

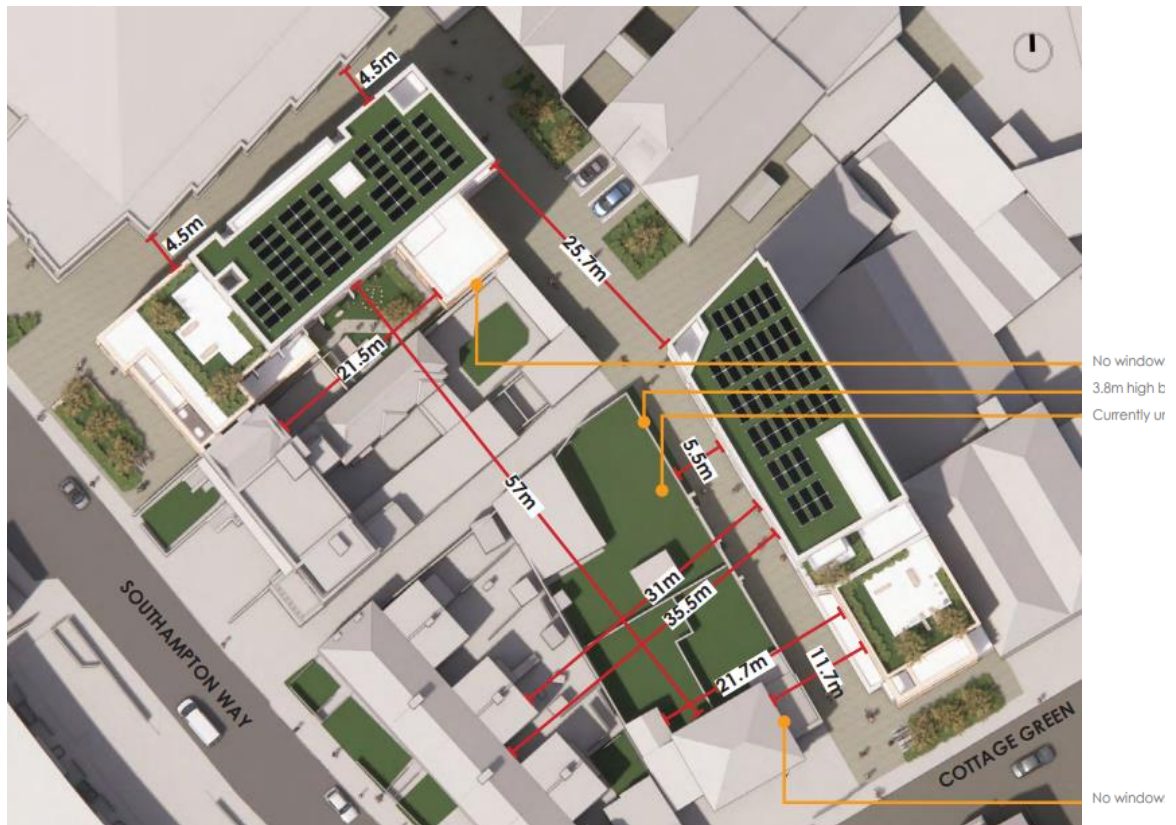
86. The development proposes 30 dual aspect homes and 20 single aspect homes. The narrow nature of the site and positioning of building cores on the north and east elevations make it unavoidable that some homes would be single aspect. These single aspect units would have south or west outlook with sufficient separation distances from the existing two and three storey buildings to the south and west of the site. All family homes are dual aspect with the single aspect homes being one or two bedroom homes. Larger window openings are proposed for these units to maximise daylight levels. The overheating assessment demonstrates that all living rooms, kitchens and bedrooms in the development would not experience any overheating issues as a result of the proposed building design and the use of natural and mechanical ventilation. Overall, the quality of residential accommodation in terms of outlook and aspect is acceptable.

### Privacy and overlooking.

87. The proposed residential windows on the west elevation of block A fronting Southampton Way would have a window to window distance across the highway of more than 12 meters, in compliance of the guidance in the Residential Design Standards SPD. Future occupiers of these homes would therefore not

experience privacy or overlooking from the existing properties on Southampton Way. On the north elevation of block A facing towards the Big Yellow Storage commercial site, there are 8 homes proposed with windows serving combined kitchen, living and dining rooms. The window to window separation distance here would be 4.5metres at the closest point however, the residential windows have been placed so that they do not face directly onto any adjacent commercial windows. Therefore, opportunity for overlooking would be limited. On the south elevation, the use of angles louvered screens are proposed on the first to third floors to provide privacy from windows on the rear elevation of the neighbouring residential properties at 75-77 Southampton Way. Albeit, these neighbouring windows are at an acute angle to the south elevation of block A, therefore would not result in a direct overlooking impact. The residential windows on the east elevation of block A would not directly face onto any proposed windows for the neighbouring Peachtree site.

88. For block B the proposed residential homes on the south elevation have a separation distance of more than 21m from the existing properties across the highway on Cottage Green. No windows are proposed on the east elevation of block B to ensure that any future development potential on the neighbouring site is not compromised by this proposal. The separation distance between the proposed residential windows on the west elevation of block B and the rear elevations of existing properties on Southampton Way and Cottage Green to the west and south west, exceeds the 21 metres minimum distance required by the Residential Design Standards SPD. The rear windows of Cottage Green are at an acute angle to the proposed west elevation preventing direct overlooking. The residential windows on the north elevation of block B would not directly face onto any proposed windows for the neighbouring Peachtree site. Overall, the quality of residential accommodation in terms of privacy and overlooking is acceptable.



*Figure 6: Separation distances from closest neighbouring developments*

#### Internal daylight and sunlight

89. Since the submission of this application, the BRE guide 3<sup>rd</sup> Edition 2022 has been published superseding the 2011 guide. A revised assessment has therefore been prepared in accordance with the 2022 guide, which introduced the Daylight Provision test. This is a more detailed metric for assessing internal daylight levels and sets a higher target for compliance.
90. The revised assessment concludes that 80 out of 148 rooms would be compliant with the BRE recommended daylight levels. The rooms which have lower levels of daylight are on the lower levels of the northern corner of block A, or are single aspect homes fronting the south and west elevations of block B. Overall, 35 of the 50 homes would have at least one or more habitable room that would be BRE complaint for daylight.
91. For sunlight, the revised assessment concluded that 46 homes would have at

least one or more habitable room which meets the target sunlight exposure, and 37 of homes would have a living room receiving at least 1.5 hours of sunlight on 21 March. Units 4 and 10 would be the most affected in terms of daylight and sunlight. However these units are dual aspect with 10sqm of private balcony space, which is not overlooked by neighbouring residential properties. Therefore, on balance the quality of residential accommodation is considered acceptable.

92. Overall taking into consideration the urban context and site layout constraints, the proposed internal daylight and sunlight levels for the new development is considered acceptable.

## **Design**

93. The London Plan Policy D3 requires development to make the best use of land by following a design-led approach, optimising site capacity to ensure that the most appropriate form and land use is delivered on site. Part D of Policy D3 sets out a number of design principles for development proposals to address in relation to form and layout, experience, quality and character. London Plan Policy D4 requires 3D virtual modelling and design and access statements to demonstrate that the proposal delivers high quality design.
94. The Southwark Plan Policy P13 sets urban design principles that development proposals must take into consideration. These relate to height, scale, massing and arrangement, local distinctiveness and architectural character, urban grain and layout, open space and public realm, landscaping, green infrastructure, accessible and inclusive design, play space and outdoor seating. Southwark Plan Policy P14 sets design standards that development must deliver in relation to building fabric, function and composition; innovative, sustainable and inclusive design, amenity, active frontages, adequate servicing and a positive pedestrian experience.

### Site layout and public realm

95. The proposed layout with two linear blocks, one on each "arm" of this L-shaped site is considered appropriate. Block A runs from Southampton Way to the Peachtree site at the centre of Burgess Business Park, and Block B runs from Cottage Green to reach the same point.
96. Block B is set back to edge of its site to allow space for a new pedestrian/ vehicle servicing route that terminates with a small square next to the Peachtree site to the north. The route past Block A has been provided by the adjacent Big Yellow Box development. Additional space for widening this route is to be added by way of a colonnade at the ground floor of Block A. The route will however, remain narrow near the current application and the route is thus relatively narrow but would be acceptable considering it would be used by pedestrians and cyclists only.
97. The route adjacent to Block B runs past the rear of gardens of the Southampton Way properties. This plus its additional width will mean that it feels spacious. It will also allow more room between Block B and small listed building of Collingwood House immediately adjacent to the site at Cottage Green.

98. The new square at the intersection of the routes will form a welcome secondary space and gateway to the larger Peachtree site and its very large central space. It is capable of forming an attractive location at the centre of this scheme and the wider site. As with the routes through the site, this space will feature predominantly hard landscaping. This reflects the former industrial nature of the site. More planting may be desirable to soften the wider route past Block B, to soften the square. Details of the hard and soft landscaping scheme is recommended to be secured through planning condition.
99. The site boundary shared with the existing gardens at the rear of Southampton Way currently comprises a 3.6m high brick wall and 3.6 m high palisade fencing. The brick wall, would, if sufficiently sound, continue to from an appropriate boundary between the site and the Southampton Way gardens. The palisade fencing is not commensurate with the quality aspirations of the scheme and should be replaced with a boundary brick wall of a minimum of 2.4m in height. The application is proposing to improve all site boundaries to a higher standard including new build walls to replace corrugated metal sheet fencing, repair and cleaning of existing brick walls, and repair and repainting of existing rendered walls. Details of the final boundary treatments are recommended to be secured through planning condition.
- 100 Both blocks have commercial units on the ground floor which provide active frontages to animate the routes, including the street frontages on Cottage green and Southampton Way. A proportion of each buildings frontage to the new routes through the site would be taken up with bike and bin stores and service rooms.
- 101 The narrow nature of the site makes it inevitable that the rear (northeast) façade of Block B immediately abuts the adjacent site to the north. This site is undeveloped and no application has yet come forward for it. The façade of Block B has therefore been left blank in anticipation of development coming forward on this site. A diagram in the Design and Access Statement shows how this arrangement could be achieved. Given the narrowness of the site, this arrangement is probably the optimum that can be achieved and is regarded as acceptable.
- 102 Overall, the layout achieves the LDS and NSP25 site allocation requirements for the east-west and north-south routes across the site, plus a small square adjacent to the Peachtree site. The narrow nature of the site creates some challenges, particularly of the layout of flats within each block, but is well thought through and will create attractive spaces within the site. In conclusion the layouts are considered to be acceptable.

#### Height, scale and bulk

- 103 The two blocks on site rise up to six storeys towards the centre of the site and adjacent to the Peachtree site. This is lower than that proposed for the Peachtree development at this point (eight storeys) and considerably lower than proposed high point of Peachtree (thirteen storeys).
- 104 The higher parts of both blocks will be seen from surrounding streets, although the effect of height will be limited by surrounding development. Notwithstanding



this, the buildings will be seen within the context of other large schemes proposed for the area. In this respect, the build-up in hierarchy is as laid down in the LDS and is appropriate for this site. The six storey height (approximately 20m) is lower than the 30m threshold for the building to be classed a tall building under the development plan. In addition, the higher part is situated a minimum of 30m away from the rear of Southampton Way properties which will reduce the sense of enclosure and overlooking.

- 105 To respond to the smaller scale of surrounding streetscape and the adjacent listed buildings, and to establish a hierarchy of scales across the wider site, both blocks are proposed to step down to four storeys at their respective street frontages onto Southampton Way and Cottage Green. The upper floors of Block A are to be set back so as to present a shoulder line of three storeys on Southampton Way. This will line through with the adjacent listed townhouses of 73-77 Southampton Way, and continue the feel of terraced houses lining the street at this point.



*Figure 7: View from Southampton Way and showing Listed Building at 73, 75 and 77 underlined in blue.*



*Figure 8: View from Cottage Green and showing Listed Building at Collingwood House underlined in blue.*

- 106 At four storeys, Block B sits higher than the Regency Collingwood House on Cottage Green. However, it is separated from this listed building by the reasonably wide north-south route through the site at this point. It is also

comparable in height with other buildings on this part of the street. The narrow width of Block B as presented to the Cottage Green will also reduce the effect of bulk and hence help the block relate to smaller scale buildings. In summary the bulk and scale of the proposed blocks are acceptable.

### Architecture

- 107 The architecture of the lower parts of the buildings adjacent to the listed buildings on Southampton Way and Cottage Green consist of vertically proportioned windows punched into brickwork. In this respect, the aesthetic reflects the proportions and appearance of the listed buildings, albeit in a modern way.
- 108 The higher parts of the buildings have a different aesthetic. This consists of sets of windows and solid panels grouped together and set back in a different plane from the predominant brickwork. It gives the impression of the buildings being constructed with a large brickwork frame. Not only is the aesthetic different from that adjacent to the listed buildings, it will contrast with that of the adjacent Peachtree scheme which proposes a modern warehouse design. However, the 'brick frame' design of this scheme is well proportioned and detailed in itself, and will result in elegant buildings. The contrast with the Peachtree scheme and other surrounding buildings will introduce a welcome variety to the wider area.

### Inclusive design

- 109 The London Plan Policy D5 states that development proposals should achieve the highest standards of accessible and inclusive design. The Southwark Plan Policies P13 and P14 require development to provide accessible and inclusive design for people of all ages and abilities.
- 110 The Design and Access Statement includes an inclusive design statement, setting out the ways in which the development would meet the needs of disabled persons. The proposed development would provide step free access for all users of the site, including accessible routes to the residential cores, bin stores and cycle stores, lift access to the upper floor and activated public realm and amenity space at ground floor. All residential units are designed to be adaptable dwellings in accordance with Approved Document M4 (2).

### Wheelchair accessible housing

- 111 The London Plan Policy D7 and the Southwark Plan Policy P8 require new build major residential development to meet Building Regulations M4 (3) standard (Wheelchair User Dwellings) for at least 10% of homes (measured in habitable rooms). In addition, 10% of the social rented homes must meet Building Regulations M4 (3) (2) (B). The remaining homes must meet Building Regulation M4(2) (accessible and adaptable dwellings).
- 112 The proposed development would be required to deliver a minimum of 17 habitable rooms as M4 (3) wheelchair homes (equal to 10% of the total habitable rooms). The application proposes wheelchair user homes within block A, including 1 social rent affordable home (unit A.4.2), 2 intermediate affordable homes (units A.1.1 and A.1.2) and 2 private homes (A.2.2 and A.5.3). The

wheelchair homes are all proposed to be 2 bed 3 person homes. However, the x3 2bed 3person affordable wheelchair user homes (M4(3) standard) do not comply with Southwark Plan Policy P8 in terms of unit size and design standard. Therefore, a payment in lieu is sought for these 3 affordable units, which would instead be provided to M4(2) accessible and adaptable dwellings standard. The remaining two market wheelchair user homes would be secured through the S106 and would meet the minimum space standards and design and access standards in accordance with Policy P8.

#### Secured by Design measures

- 113 The London Plan Policy D11 requires development to include measures for designing out crime proportioned to the risk. Measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and wider area. The Southwark Plan Policy P16 sets out a number of design requirements for developments to create and maintain a safe built environment and to address the community's real and perceived fear of crime.
- 114 The proposed public and private spaces on this site are clearly defined and the proposed layout of the development provides natural surveillance of the public realm and play areas. CCTV and lighting is required for the colonnades around block A to improve surveillance and visibility. Measures are proposed in accordance with Secured by Design principles to reduce opportunity for anti-social behaviour and crime. These include secure airlock residential lobbies, controlled access lifts and stair cores, separation of commercial and residential internal areas, use of tested and accredited products for doorsets and windows, CCTV, secure perimeter treatments, secure external access bin stores and cycle stores.
- 115 The applicant's architects have engaged with the Designing Out Crime Officer (DOCO) at the Metropolitan Police Service to discuss Secured by Design (SBD) standards at the early design stages, prior to submitting this application. The DOCO are supportive of the scheme being able to achieve Secured by Design accreditation. A planning condition is recommended to secure implementation of the SBD measures and accreditation.

#### **Impact on heritage assets**

- 116 The site is next to the listed buildings of 73-77 Southampton Way and Collingwood House on Cottage Green. The development therefore has the potential to affect the setting of these buildings. The NPPF requires applicants to describe the significance of any affected heritage assets and their setting, proportionate to the asset's importance and enough to understand any potential impact of the development proposal on their significance. Where it is concluded that a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 117 The London Plan Policy HC1 part C requires development proposals affecting

heritage assets, and their setting, to conserve their significant through sympathetic design and appreciation with their surroundings. Harm should be avoided and enhancement opportunities should be identified through consideration of heritage early on in the design process. The Southwark Plan Policy P19 states that development related to listed buildings and their settings will only be permitted if it conserves or enhances their special significance in relation to the historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; The contribution of the building to its setting or its place within a group; views that contribute positively to the significance of the building or structure or their setting; and the viable use of listed buildings and structures that is consistent with their on-going and long term conservation. Any harm to the significance of the listed building as a result of the proposed development must be robustly justified.

- 118 The setting of the early 19th terrace of 73-77 Southampton Way has been altered by truncation to make way for industrial development to the west, and its attendant goods entrances, security fencing and walls. To the east it is bounded by smaller Victorian terraced houses. The terrace itself has been unsympathetically altered with non-original openings and modern windows even on its front elevation. The terrace has lost much of its grandeur and with it much of its significance. This has been compounded by the changes to its setting.
- 119 Block A is designed to abut and extend the listed terrace in place of the unsightly industrial entrance that exists at present. This will enhance the setting of 73-77 Southampton Way. No heritage harm to these listed buildings will be caused by this development.
- 120 The early 19thC detached villa of Collingwood House constitutes an attractive building of significance. Its setting is enhanced by the small Cottage Green Chapel opposite the house, which can be regarded as a non-designated heritage asset and which was also built in the early 19thC. This chapel sits opposite the entrance to the site and by a very small brick built warehouse adjacent to the chapel which presents its gable end to the street. Together these form a small enclave amongst a mix of modern development, including the unattractive entrance to the site itself.
- 121 Collectively, 73-77 Southampton Way, Collingwood House and the Chapel are the only remnants of once intact early 19th C townscape. Their settings have been diminished by the loss of this surrounding townscape.
- 122 The proposal for Block B will drop down four storeys at the site entrance and will have architectural features which are sympathetic to traditional buildings (as above). This scale is sufficiently small to relate to the general scale of the enclave, albeit taller. Along with the narrowing of and improvements to the site entrance to form the south/east, north/west route through the site, the building will enhance the immediate setting of Collingwood House and the chapel.
- 123 The design of Block B has been amended since the original application to reduce this block to 6-storeys including setting back of the top-most floor so that the building will appear to rise to a 5-storey 'shoulder' in order to limit its interaction with the roofline of Collingwood House as viewed from various points along

Cottage Green. This adjustment in the immediate setting of the listed building was necessary and helps to limit any heritage/ townscape harm. When compared with the undistinguished and utilitarian surroundings of these buildings at present, this additional harm is limited and can be balanced, as required by the NPPF by the public benefits of the scheme which include the considerable contribution to public realm, the affordable housing provision and the quality of architectural design.

- 124 No. 113 Wells Way, a former Vicarage, now converted to flats is also grade II listed and is to the north east of the site, as shown on figure 03 earlier in the report. No parts of the site are currently visible within the setting of this buildings, although the taller elements of the building now proposed, as with Collingwood House, will rise into the sky scape. The development may just be co-visible with the listed building, although due to distance this will not be significant.
- 125 The very tall chimney within the adjacent Peachtree site, but adjacent to the planning application site, is, as a remnant of the area's industrial past, a further undesignated heritage asset. It will be entirely enclosed by the proposed Peachtree development. The proposed development would therefore have no impact on its setting.

### **Trees and Ecology**

- 126 No trees would be lost as a result of the proposed development. The development would deliver significant greening improvements on site including tree planting, rain gardens, hedges and flower planting, grassland and extensive green roofs. 24 trees are proposed in total, including 7 street trees, 12 trees within the public realm at ground floor and 5 trees on the upper floor communal amenity terraces. An urban greening factor (UGF) of 0.40 is achieved. Planning conditions are recommended to secure planting schedules, bat tubes and swift bricks to encourage biodiversity net gain, in addition to the long term management of the green infrastructure for longevity.

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

- 127 The Southwark Plan Policy P56 states that development should not be permitted where it would cause an unacceptable loss of amenity to existing or future occupiers. Amenity considerations to be taken into account include privacy and outlook, actual or sense of overlooking or enclosure, daylight and sunlight, nuisances such as smell, noise, vibration and lights, and the residential layout, context and design. Southwark's adopted 2015 technical Update to the Residential Design Standards SPD 2011 provides further guidance on protecting residential amenity.

#### Daylight and Sunlight

- 128 A daylight and sunlight report has been undertaken by the applicant to assess impact of the proposed development on neighbouring occupiers. The assessment was undertaken in accordance with the Building Research

Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' 2<sup>nd</sup> Edition 2011 and has since been reviewed and updated in accordance with the BRE guide 3<sup>rd</sup> Edition 2022.

### Vertical Sky Component

129 The first method of assessment for daylight is the Vertical Sky Component (VSC) test, which calculates the reduction in total amount of skylight for neighbouring windows. The BRE guide states that the VSC to windows should be greater than 27% for there to be sufficient amount of light reaching the window. If as a result of the proposed development, the VSC falls below 27% and is reduced by more than 0.8 times its form value (ratio), the existing occupants would likely notice a reduction in skylight. Any reduction beyond this would have an increasing noticeable impact as set out in the results tables below.

130 The following neighbouring properties were assessed for VSC:

- 62 to 64 Southampton Way (Residential)
- 74 Southampton Way (Residential)
- 73 Southampton Way (Residential)
- 75 to 77 Southampton Way (Residential)
- 79 Southampton Way (Residential)
- 83 Southampton Way (Residential)
- 1 to 6 Claremont Villas (Residential)
- 2 and 2a Cottage Green (Residential)
- 3 Cottage Green (Residential)
- 6 Cottage Green (Residential)
- 8 Cottage Green (Residential)
- 9 to 11 Cottage Green (Non-residential)
- 49 to 65 Southampton Way (Non-residential)
- Block E Burgess Business Park (Future Building - Residential)
- Block J Burgess Business Park (Future Building – Residential)

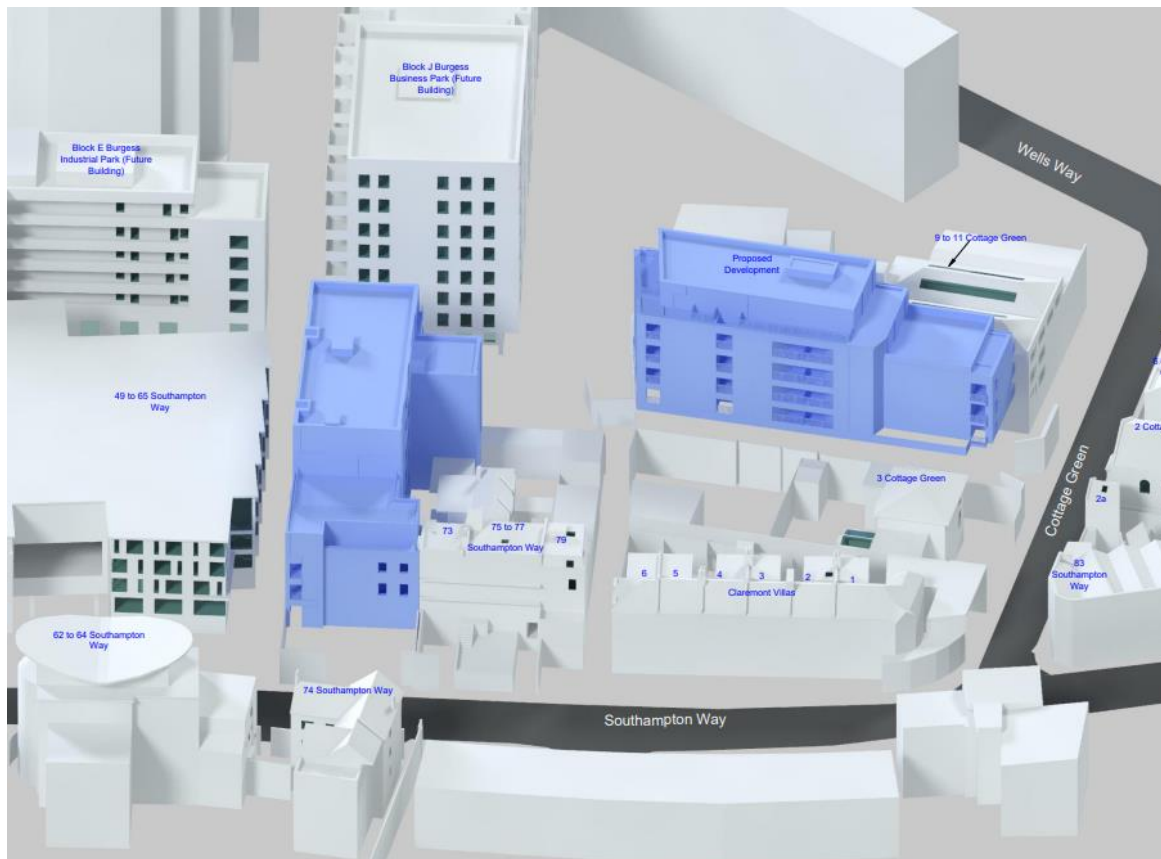


Figure 9: Location of neighbouring properties that were included in the daylight and sunlight assessment, in the context of proposed block A and B.

#### VSC results table

131 The table below sets out the result for properties which have at least one window that experience a noticeable change in daylight as a result of the proposed development.

Address	Total windows assessed	Total meeting BRE guide	Total below BRE criteria			Total windows affected
			Ratio loss of between 0.79 to 0.70 (Minor)	Ratio loss of between 0.69 to 0.60 (Moderate)	Ratio loss of more than 0.60 (Major)	
49 to 65 Southampton Way	71	26	2	3	40	45
73 Southampton Way	10	1	2	2	5	9

75 to 77 Southampton Way	34	29	1	3	1	5
79 Southampton Way	22	21	1	0	0	1
5 Claremont Villas	10	9	1	0	0	1
4 Claremont Villas	13	11	2	0	0	2
3 Claremont Villas	10	9	1	0	0	1
2 Claremont Villas	15	14	1	0	0	1
3 Cottage Green	21	20	0	1	0	1
2 Cottage Green	15	14	0	0	1	1
9 to 11 Cottage Green	38	28	1	3	6	10
Block J Burgess Business Park (Future Building)	128	109	13	5	1	19
Block E Burgess Industrial Park (Future Building)	57	53	4	0	0	4

132 49 to 65 Southampton Way: This building is located immediately to the north of the application site adjacent to proposed block A. The VSC results above show that this building would be most impacted by the proposed development in terms of a reduction in daylight levels. The BRE guidance can be applied to non-residential buildings where occupants have a reasonable expectation of daylight. The building is used for warehouse storage which would not have particular requirements for daylight. Therefore, the impact on daylight for this building is considered acceptable.

133 73 Southampton Way: This residential property is located immediately to the



south of proposed block A, fronting onto Southampton Way. The assessment includes windows on the rear elevation of this property only. In total, 9 out of the 10 windows assessed would experience a noticeable reduction in daylight levels as a result of the development. Of these, the most affected windows would be W110, W111, W112, W113 and W114. These windows sit at lower ground floor. W113 and W114 are believed to service a kitchen and hallway. The floorplans for the remaining three windows are not known but appear to service an outbuilding ancillary to the main dwelling. The BRE guide recognises that the tests need to be applied flexibly, taking into consideration the existing context and site layout constraints. The application site is mostly undeveloped therefore, it is inevitable that any re-development on this part of the site would impact on daylight levels for 73 Southampton Way, given its close proximity to the site and positioning of the affected windows.

- 134 75 to 77 Southampton Way: This property adjoins 73 Southampton Way. Of the 34 windows assessed, 5 would experience a noticeable reduction in daylight levels. The most affected is W120. There are two other windows at servicing ground floor kitchen/dining areas including W121 and 122. These two windows would experience a moderate reduction in daylight. The other window that would experience a moderate reduction in daylight is W133 which serves a first floor kitchen/dining area. This room is served by one other window that meets the BRE guidelines for daylight levels. The remaining window that would experience a minor change in daylight serves a hallway and staircase at third floor. Overall the impact on daylight levels to this property is not significant when taking into account the urban site context.
- 135 79 Southampton Way, 2 to 5 Claremont Villas: These properties front onto Southampton way, with their rear elevations and gardens facing towards block B. The affected windows for these properties would all experience a minor reduction in daylight and serve ground floor rooms. Overall, the impact on daylight levels to these properties would not be significant.
- 136 2 to 3 Cottage Green: These properties are located adjacent to block B fronting onto Cottage Green. The affected windows include W246 which would experience a moderate reduction in daylight, and W277 which would experience a major reduction in daylight. It is understood that W277 serves a non-habitable room. Overall, the impact on daylight levels to these properties would not be significant.
- 137 9 to 11 Cottage Green: This is a non-residential building located immediately to the rear of block B. The consented use of this building comprises a mix of small scale commercial floorspace, performing arts space and place of worship. The affected windows service rooms which are also served by a number of other windows which would be BRE complaint in terms of VSC levels. Overall, the impact on daylight for this property is not considered to be significant.
- 138 Block J and E: These residential buildings have been consented on the neighbouring development site within Burgess Business Park. Majority of the affected windows would experience a minor noticeable change in daylight levels. Given the undeveloped nature of the application site, this is not unexpected. All rooms that these windows serve would meet the BRE threshold for No Sky Line test.

No Sky Line

- 139 The second assessment method is the No Sky Line (NSL) test which plots the no sky line to identify the area of the room which does not receive any direct skylight. If, as a result of the proposed development, the no sky line moves so that the area of the room which does not receive direct skylight is reduced by more than 20% (0.8 times its form value), the change in daylight will be noticeable to occupants.
- 140 The daylight and sunlight report did not apply the NSL test to all windows identified above that did not pass the VSC test. This is because room layouts were not known at the time of the assessment. The applicants daylight and sunlight report therefore only applied the NSL test to the following neighbouring properties:
- 75 to 77 Southampton Way (Residential)
  - 3 Cottage Green (Residential)
  - 6 Cottage Green (Residential)
  - 8 Cottage Green (Residential)
  - 4 Claremount Villas (Residential)
  - Block E Burgess Business Park (Future Building - Residential)
  - Block J Burgess Business Park (Future Building – Residential)

NSL results table

- 141 The table below sets out the result for properties which have at least one window that experience a noticeable change in daylight as a result of the proposed development

Address	Total rooms assessed	Total meeting BRE guide	Total below BRE criteria			Total room affected
			Ratio loss of between 0.79 to 0.70 (Minor)	Ratio loss of between 0.69 to 0.60 (Moderate)	Ratio loss of more than 0.60 (Major)	
75 to 77 Southampton Way	24	23	0	0	1	1
3 Cottage Green	11	10	0	0	1	1
8 Cottage Green	3	2	1	0	0	1
6 Cottage Green	4	1	0	1	2	3

- 142 75 to 77 Southampton Way: The one affected room in terms of daylight distribution is served by window 120 which also experienced a major reduction in daylight according to the VSC test. The remaining rooms for this property would not experience a noticeable loss in daylight in accordance with BRE guide NSL test.
- 143 3 Cottage Green: The affected room is served by window 252. This windows would not experience a noticeable reduction in daylight in accordance with the VSC test.
- 144 8 and 6 Cottage Green: The affected rooms are served by windows 267, 268, 271 and 272. These windows would not experience a noticeable reduction in daylight in accordance with the VSC test.

#### Daylight conclusion

- 145 The assessment demonstrates that there would be some noticeable change in daylight levels for existing neighbouring occupiers. Taking into consideration the undeveloped nature of the existing site, it is not unexpected that there would a noticeable change for some rooms. Overall, the change in daylight levels as a result of the proposed development is considered acceptable in this urban context and in the context of the principles established for re-development of the wider Burgess Business Park.

#### Annual Probable Sunlight Hours

- 146 The BRE guide recommends that all neighbouring windows that face within 90 degrees of due south of the proposed development are assessed using the annual probable sunlight hours (APSH) test and winter sunlight hours test. The following properties were therefore assessed for sunlight to windows:
- 49 to 65 Southampton Way (Non-residential)
  - 62 to 64 Southampton Way (Residential)
  - 74 Southampton Way (Residential)
  - 73 Southampton Way (Residential)
  - 75 to 77 Southampton Way (Residential)
  - 79 Southampton Way (Residential)
  - 6 Claremont Villas (Residential)
  - 5 Claremont Villas (Residential)
  - 3 Claremont Villas (Residential)
  - 2 Claremont Villas (Residential)
  - 1 Claremont Villas (Residential)
  - 3 Cottage Green (Residential)
  - 2 and 2a Cottage Green (Residential)
  - 9 to 11 Cottage Green (Non-residential)
  - Block J Burgess Business Park (future building) (Residential)
  - Block E Burgess Business Park (future building) (Residential)
- 147 The BRE guide states that if a room receives at least 25% of the total APSH, including at least 5% of APSH in the winter months between 21 September and 21 March, and if the overall annual loss of APSH is 4% or less, there would not

be a noticeable loss of sunlight. The results are summarised below.

- 148 49 to 65 Southampton Way is used for warehouse storage which would not have particular requirement for sunlight. Therefore, the impact on sunlight for this building is acceptable. 9 to 11 Cottage Green is also a non-residential building. Majority of the windows meet the recommended APSH including winter months, with the exception of 4 windows. The overall annual loss of APSH for these windows would be less than 4%. Overall, there would not be a noticeable loss of sunlight for this property.
- 149 For the remaining properties, which are residential, there is no significant impact in terms of loss of sunlight as a result of the proposed development. This is because all windows assessed either exceed the minimum 25% APSH (and 5% winter hours), or, where this minimum coverage is not achieved, the affected windows already fall below the BRE guide and there would not be a noticeable change in sunlight hours following the proposed development.

#### Overshadowing

- 150 The BRE guide advises, that for an amenity area to be adequately lit, it should receive at least 2 hours sunlight over half of its area on the 21st March. If as a result of new development, a garden or amenity area does not achieve this and the area which can receive two hours of sun on the ground is reduced by more than 20%, the loss of sunlight is likely to be noticeable.
- 151 The following outdoor amenity spaces were assessed for overshadowing:
- 6 Claremont Villas
  - 5 Claremont Villas
  - 4 Claremont Villas
  - 3 Claremont Villas
  - 2 Claremont Villas
  - 1 Claremont Villas
  - 3 Cottage Green
- 152 There would be no change in sunlight to the assessed outdoor areas for these properties, as a result of the new development. The assessment results are shown in Appendix 3 of the Daylight and Sunlight report.

#### Privacy and overlooking

- 153 For existing residential properties on the opposite side of Southampton Way and Cottage Green, there would be a window to window distance across the highway of more than 12 meters and complies with the guidance in the Residential Design Standards SPD. The impact on occupiers of these homes would therefore be acceptable. For the rear elevations of existing residential properties immediately adjoining the site boundary on Southampton Way and Cottage Green (i.e. without a highway separating the buildings), the separation distances exceed 21 metres for block B, again complying with the guidance. However there are window to window distances which fall short of the minimum 21 metre distance for the rear elevation of 73 Southampton Way and the south elevation of block A. Albeit, these neighbouring windows are at an acute angle to the proposed development. Therefore, there would not be any direct window to window

overlooking impact. Notwithstanding, angled louvered screens are proposed on the first to third floors of block A to mitigate any overlooking and privacy impact to these residents.

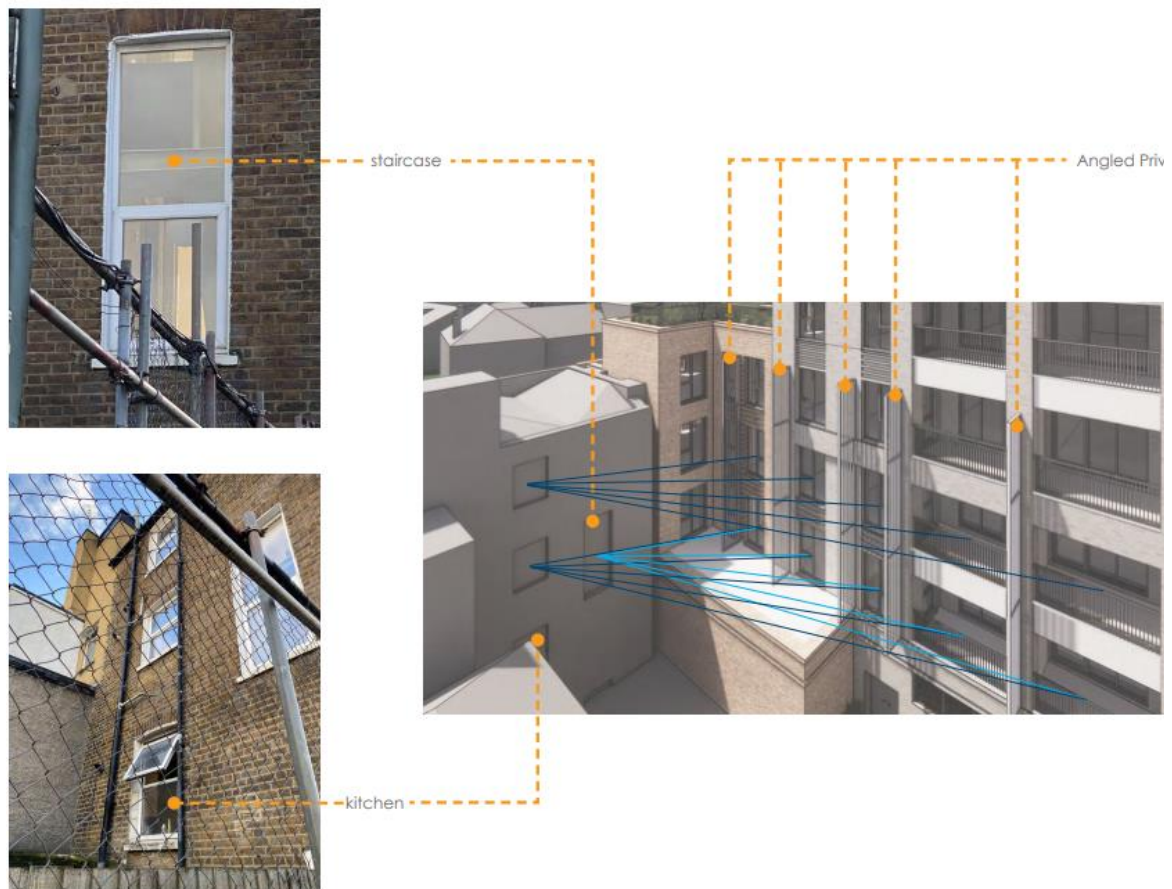


Figure 10: Privacy screens between block A and the rear of 73 Southampton Way

### Outlook

- 154 The existing site is predominately hard standing therefore any additional built form and height would change the outlook for existing neighbouring occupiers. The existing residential properties on Southampton Way and Cottage Green are located far enough away from the new buildings to maintain sufficient outlook and the proposal maintains separation distances typical for an urban location. The proposal should also be considered in the context of the wider Burgess Business Park re-development. Overall, the development would not result in an unacceptable loss of outlook for neighbouring occupiers.

## **Transport and highways**

### Access and servicing

- 155 The site has a PTAL of 2 (poor) and is within East Camberwell CPZ. The site is connected by bus routes on Wells Way and Camberwell Road. There are various cycle routes in vicinity of the development. Elephant and Castle train/tube station is approx. 1.3 miles to the north. There are traffic calming measures on

Southampton Way and a signalised pedestrian crossing on the junction of Southampton Way and Cottage Green.

- 156 New north-south and east-west pedestrian routes are proposed through the site. This introduces public access from Southampton Way and Cottage Green to the wider Burgess Business Park re-development. The Cottage Green route would be shared with vehicle access for the disabled car parking spaces and service vehicle turning space at the centre of this site. A vehicle swept path analysis has been provided by the applicant to demonstrate that there would be ample manoeuvring space for cars and refuse vehicles to enter and exit the site in forward gear.
- 157 A Delivery and Servicing Management Plan (DSP) is included within the Transport Assessment. This has been reviewed by the Transport Policy Officer and is recommended to be updated to include methods to consolidate the number of deliveries and engage transport operators with silver standard membership of FORS. A revised standalone DSP is recommended to be secured through planning condition. This should align with the DSP to be approved for the neighbouring Peachtree re-development. A planning condition is also recommended to restrict servicing hours to between 08:00 and 20:00 Monday to Saturday and 10:00 to 16:00 Sunday and Bank Holidays only. This is to safeguard residents' amenity from noise nuisance and disturbance.

#### Waste storage

- 158 Bin stores are proposed at the ground floor of block A and B, as shown on the General Arrangement Block A Ground Floor Refuse Location Plan (drawing ref: GA-P-A-L00-100 rev P4) and General Arrangement Block B Ground Floor Refuse Location Plan (drawing ref: GA-P-B-L00-100 rev P4).
- 159 Two communal bin stores would be provided for the residential homes, each comprising x6 1100L Eurobins for refuse and recycling, x3 240L organic bins for food waste and 10sqm for bulky waste. This meets the minimum capacities set out in Southwark's Waste Management Guidance Notes for Residential Development (February 2014). In addition, three smaller bin stores would be provided for the commercial units, providing x3 360L Eurobins for each commercial units.
- 160 A vehicle swept path analysis has been undertaken as part of the DSP demonstrating that a refuse vehicle can access and egress the site in a forward gear from Cottage Green. A waste collection strategy would be secured via planning condition as part of the DSP.

#### Cycle and car parking

- 161 The application proposes 111 cycle parking spaces including 20% Sheffield cycle racks. This exceeds the minimum provision required by Southwark Plan Policy P53. Long stay residential cycle parking is proposed across two main cycle storage areas on the ground floor of each block, in addition to individual cycle storage for each of the commercial units at ground floor. Short stay cycle parking is proposed at both site entrances to accommodate visitors. The proposed cycle storage would be secured through planning compliance condition.

- 162 The application proposes 2 on site disabled car parking spaces. These spaces would be secured through planning condition and are required to be equipped with active electric vehicle charging points. The development is otherwise proposed to be car-free. Whilst Southwark Plan policy would support a maximum car parking provision on this site due to its low PTAL, a minimal car parking provision encourages future occupiers to uptake sustainable modes of travel and this would be further supported by future improvements to public transport infrastructure in the local area.

### Travel Plan

- 163 A Travel Plan Statement is included within the Transport Assessment. This sets out steps to encourage sustainable travel modes for future residents and employees on the site. The plan also aims to reduce reliance on private car use and reduce impact on the surrounding areas in terms of movements to and from the site. Proposed measures include travel packs prepared for initial occupiers of the site, appointment of a travel plan coordinator to manage the plan and its delivery, and sufficient cycle parking provision on site. A standalone Travel Plan is recommended to be secured through the S106 agreement.

### Trip generation

- 164 It is anticipated that the development would generate 14 and 21 two-way vehicle movements in the morning and evening peak hours respectively. It is also predicted that the development would produce 19 two-way service vehicle movements per day. Taking into account the likely vehicle movements from other committed developments in this locality, these levels of forecasted supplementary vehicle movements are not considered to have any noticeable adverse traffic impact on the surrounding roads. It is predicated that the development would generate 65 and 49 two-way public transport trips in the morning and evening peaks hours respectively. Overall the anticipated trip generation resulting from the proposed development is considered to be reasonable.

### Highway improvements

- 165 The proposed development is required to carry out highway improvement works to ensure the routes and access onto site are safe, inclusive and meet the needs of all pedestrians. These works would be secured through a S278 agreement to be agreed in consultation with LBS Highway Development team.

## **Energy use**

- 166 The London Plan Policy SI 2 and Southwark Plan Policy P70 require all major development to be net carbon zero. To achieve this, the proposed development must reduce operational greenhouse gas emission and energy demand in accordance with the following energy hierarchy:

1. Be lean (energy efficient design and construction); then
2. Be clean (low carbon energy supply); then

3. Be green (on site renewable energy generation and storage); then
4. Be seen (monitor, verify and report on energy performance); then
5. Offset residual carbon emissions to reach zero carbon target.

167 Residential development is required to achieve 100% on-site carbon saving beyond Part L of the Building Regulations with at least 10% of the savings achieved through energy efficient measures (Be Lean). Non-residential should achieve a minimum on-site saving of 40% beyond Part L of the Building Regulations with at least 15% of the savings achieved through energy efficient measures.

#### Be Lean – energy efficient design

168 The measures proposed to improve energy efficient design include optimising building form, high performing building thermal envelope, low infiltration, maximising natural daylight, use of highly efficient lighting and sensor controls, the use of highly efficient heat pump system and hot water generation and insulated pipe work. These measures would result in 16% carbon saving for the commercial development and 36% carbon saving for the residential development, beyond Part L 2013 Regulations.

#### Be Clean – low carbon energy supply

169 There is currently no heat network in the vicinity of the site however, the development would be future-proofed to allow for future connection to a district heat network should this become available. This would be secured through the S106 agreement. A Combined Heat and Power (CHP) was discounted for this site due to higher savings achieved through the use of heat pumps. Therefore, no saving are proposed through Be Clean measures because the energy supply would be from the less carbon intensive be green measures below.

#### Be Green – renewable energy generation and storage

170 The measures proposed for renewable energy generation / storage include air source heat pumps for heating and hot water, in addition to 234 sqm of photovoltaic solar panels (to be installed on available roof space). These measures would result in 9% carbon savings for the commercial development and 24% carbon saving for the residential development, beyond Part L 2013 Regulations.

#### Be Seen – monitoring, verifying and reporting energy performance

171 The proposed development would be required to calculate the energy performance at the detailed design stage and to monitor, verify and report on energy performance during construction and the first 5 years of the buildings operational use. This would be secured through the S106 agreement.

#### Carbon offset contribution

172 To achieve net carbon zero, the proposal would be required to offset 15 tonnes of carbon for the commercial development and 41 tonnes of carbon for the residential development. This equates to a financial contribution of £42,750.00



for the commercial development in addition to £116,850.00 for the residential development. This total of £159,600 would be secured through the S106 agreement.

## **Overheating**

- 173 Policy SI4 of the London Plan and Policy P68 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. An Overheating Analysis has been submitted. This demonstrates that future occupiers of the residential homes would not experience any discomfort from overheating during the summer months as a result of the proposed design measures and natural ventilation arrangement.

## **BREEAM**

- 174 A BREEAM pre-assessment has been submitted. This shows that the development could achieve a BREEAM score of 77% which is an “excellent” rating. This meets the requirements of Southwark Plan Policy P69. A planning condition is recommended to secure a Post Construction Review confirming that the agreed excellent standard has been met.

## **Environmental protection**

### Air quality

- 175 The site is located within the designated Air Quality Management Area. An Air Quality Assessment has been submitted to assess impacts of air pollution resulting from the construction and operational phases of development. Mitigation measures are proposed to reduce dust pollutants during the construction phase and would be secured through planning condition, as part of the Construction Environmental Management Plan.
- 176 In terms of operational use, the development would not negatively impact on local air pollution because of the clean energy supply, compliance with BREEAM and the car-free nature of the development. The new buildings would have mechanical ventilation heat recovery (MVHR) designed in accordance with the latest standards and positioned to avoid intakes on elevations where pollutants will be concentrated, and the filters are proposed to be regularly cleaned and checked as part of facilities managements. This system would protect future occupiers of the site from poor air quality.

### Noise and vibration

- 177 A Noise Assessment Report has been submitted. The Environmental Protection Team have reviewed the report and recommend planning compliance conditions to control internal noise levels, vertical sound transmission between commercial and residential floor area, plant noise, and vibration. This is to ensure that future occupiers do not suffer a loss of amenity from noise nuisance and vibration.

### Flood Risk, resilience and safety

- 178 The site is located within Flood Zone 2 /3 and a designated Critical Drainage Area. A Flood Assessment and Drainage Strategy has been submitted and reviewed by the Environment Agency and LBS Flood Risk Team. In response to comments received, an addendum Drainage Strategy has also been submitted. Planning conditions are recommended to secure the proposed strategy and restrict surface water drainage into the ground.

#### Construction management

- 179 A draft Construction Environmental Management Plan (CEMP) has been submitted. LBS Environmental Protection, Transport Policy, Highway Development Teams have reviewed the document and recommend that a final CEMP is secured through planning condition. This should confirm information in the draft CEMP in addition to including details of crane installation method, noise suppression measures, confirmation on parking bay suspension, measures to safeguard pedestrian safety, contact details for a resident liaison manager, site layout plans for each phase of construction showing loading areas, operates parking spaces, wheel washing facilities, vehicle entrance and on site routing of vehicles, and a commitment to employing building contractors who subscribe to considerate constructors scheme and have silver standard membership for FORS.

#### Ground conditions and contamination

- 180 A Phase 1 Geo Environmental Desk Study and Preliminary Risk Assessment. LBS Environmental Protection Team have reviewed the report and recommend a planning condition to secure phase 2 intrusive site investigation and associated risk assessment, and remediation scheme (if required) for approval. This is to ensure that the development would not have an adverse impact on the environment or future occupiers.

### **Fire Safety**

- 181 Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy as part of a Fire Statement. The fire safety strategy should address criteria outlined in Policy D12 (A).
- 182 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
- 183 A Fire Statement has been submitted by the applicant. This sets out approximate areas for fire and rescue service pump appliances and evacuation assessable

point location (for non-residential use) within the site boundary. A stay-put evacuation strategy is proposed for the residential homes. Active fire safety measures include fire alarm system, sprinkler system, smoke control and manual firefighting equipment. Passive fire protection systems include compartment floors and walls and self-closing doors for front entrances to residential homes and shafts. Access routes, hardstanding and turning area are also identified. The report lists complaint external wall materials for buildings below 18 metres in height, and non-combustible materials are proposed for the balcony construction. The report sets out means of escape for both blocks, including separate access for residential and non-residential uses.

## Digital connectivity

- 184 In accordance with London Plan Policy SI6 and Southwark Plan Policy P44, a planning condition is recommended to enable the delivery of broadband and digital infrastructure for future occupiers of the site and poorly serviced properties in the vicinity of the site where there is an identified needs. In preparing the detailed plans to demonstrate this provision, the applicant should engage with UK mobile network operators and digital infrastructure providers regarding installation requirements.

## Planning obligations (S.106 undertaking or agreement)

- 185 The following obligations are required for this scheme and would be included in the legal agreement:

Planning Obligation	Mitigation	Applicant position
Affordable housing	35.2% of all habitable rooms to be completed and made available before more than 50% of the private units can be occupied.	Agreed
Affordable housing monitoring	Terms requiring monitoring of the affordable units to be submitted to the council.	Agreed
Affordable housing review mechanism	Early and late stage review	Agreed
Wheelchair housing	10% M4(3) secured on site or a payment in lieu.	Agreed
Affordable workspace	10% of all employment floor space to be completed and made available for rent in accordance with the agreed terms.	Agreed
Affordable workspace monitoring	Terms requiring monitoring of the affordable workspace to be submitted to the council.	Agreed
Business relocation	Secure draft strategy to support the	Agreed

strategy	business in identifying an alternative site.	
Workspace marketing and management plan	To ensure that the workspace is properly marketed and managed.	Agreed
Parking permits	Restrictions on future residents and businesses preventing them from being able to obtain parking permits for the surrounding streets;	Agreed
Public Transport	Improvements to bus facilities and stops Wells Way and Camberwell Road.	Still to be agreed
Travel Plan	Secure measures set out in Travel Plan for encouraging sustainable travel modes for future residents	Still to be agreed
Highway S278 works	<p>Enter into a S278 agreement to secure the following works:</p> <p>Repave the footways including new kerbing fronting the development using materials in accordance with Southwark's Streetscape Design Manual (SSDM).</p> <p>Reconstruct redundant vehicle crossover on Southampton Way as footway in accordance with the SSDM standards.</p> <p>Reconstruct the existing vehicle crossover on Cottage Green to current SSDM standards with the redundant part of it reinstated as footway including new kerbing.</p> <p>Cottage Green would benefit from a traffic calming feature in the form of a new raised pedestrian crossing provided between the newly formed vehicle crossover and the start of the south eastern prescribed parking bays.</p> <p>Relocate lamp column to the back of footway on Southampton Way. The strip of land on Southampton Way to be offered for adoption via S38 Agreement of the Highways Act 1980.</p>	Still to be agreed

	<p>Promote all necessary Traffic Regulation Orders (TMOs) to amend parking arrangements.</p> <p>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.</p> <p>Refresh road markings following kerb installation.</p> <p>Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.</p> <p>Submit details of the number and species of street trees proposed.</p>	
Publicly-accessible realm	Detailed design Maintenance and management	Agreed
Public access	Unrestricted public access to be maintained on routes through the site including play areas and routes linking Southampton Way, Cottage Green and Burgess Business Park sites.	Agreed
Landscaping and boundary treatments	Scheme of works to ensure consistent landscaping work and boundary treatment with neighbouring Burgess Business Park development sites. To ensure that they integrate successfully and create a cohesive public realm.	Agreed
Carbon offset payment	Contribution of £159,600	Agreed
Be Seen monitoring	Calculate energy performance at the detailed design stage and monitor, verify and report on energy performance during construction and the first 5 years of the buildings	Agreed

	operational use.	
Futureproofed connection to District Heat Network	To enable the development to connect to future district heating networks.	Agreed
Administration	Payment to cover the costs of monitoring these necessary planning, calculated as 2% of total sum.	Agreed

186 In the event that an agreement has not been completed by 1st March 2023, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

187 In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Southwark Plan 2022 policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

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

188 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.

189 The site is located within Southwark CIL Zone 3, and MCIL2 Band 2 Zone. Based on the GIA provided in the applicant's CIL Form dated 28-Mar-22, the gross amount of CIL is approximately £706,027 (pre-relief), consisting of £231,927 of Mayoral CIL and £383,100 of Borough CIL. Subjecting to the correct CIL forms being submitted on time, circa £185,025 of CIL Social Housing Relief can be claimed for a number of types of affordable housing. The resulting CIL amount is forecasted to be around £521,003 (net of relief). It should be noted that this is an estimate, hence indexation will be updated and floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured

### **Community involvement and engagement**

190 This application was accompanied by a Statement of Community Involvement (SCI). This sets out a list of meetings undertaken prior to submission of the application in 2021, including with the existing occupiers of the site, Ward Councillors, Camberwell society, Wells Way Triangle Residents' association, and residents of Collingwood House. A postal consultation newsletter was sent to 2159 addresses informing them of the consultation website. The website

received 174 views and 19 completed feedback forms. The feedback shows a mix of responses. Generally there was support for the principle of housing and employment uses on the site, however, objection was raised to the proposed height. The applicant has provided response to the comments and feedback received, which is detailed in section 5.3 of the SCI. The revised scheme post-submission also sought to address comments in relation to height.

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

191 Summarised below are the material planning considerations raised by external consultees, within the relevant sections of the report.

192 Environment Agency:

- Planning conditions recommended for a site investigation scheme and remediation measures (in relation to land contamination), restriction against surface water drainage into the ground unless where written consented is given, and restriction against piling unless where written consented is given.

193 Historic England:

- No comments received.

194 London Fire & Emergency Planning Authority:

- Reviewed Design and Access Statement and had no further observations to make.

195 Metropolitan Police Service (Designing Out Crime):

- Planning condition recommended to secure the proposed security measures and require secured by design accreditation.

196 Thames Water:

- No comments received.

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

Summarised below are the material planning considerations raised by members of the public and local groups.

197 Land use:

- Loss of employment floorspace. Impact on local jobs from loss of industrial site.
- Over development of the site.

Officer response: The proposal meets the requirements of the site allocation in terms of land use and quantum of development. The replacement employment floorspace would provide job creation. This is discussed in detail in the Assessment section of this report.

198 Quality of residential accommodation:

- Insufficient affordable social rent housing provision.
- Poor quality homes. Natural ventilation and light is not provided to all kitchens and bathrooms. Poor daylight and sunlight levels for new homes. Higher actual number of single aspect units due to obscure glazing.
- Insufficient children's play provision on site. Play area is unsafe for under 5s unattended and dangerous next to delivery route.
- No on site play for 5 to 12 year old children

Officer response: The proposal would deliver a policy compliant level of affordable housing. The internal layouts have been amended to improve daylight levels. Overall the proposal would deliver high quality residential accommodation, including play space. This is discussed in detail in the Assessment section of this report.

#### 199 Design and heritage:

- Out of character with the local area
- Harmful impact on the setting of listed buildings and NDHA.
- The identification of listed assets is incomplete.
- Development should be set back from the road line to align with historical and industrial context.
- Height and massing is inconsistent with the Local Development Study principle. Development should be more closely aligned to other development in the Burgess Business Park
- Development is too high. Height should be reduced to 3 and 4 storey
- Density of development is too high
- Poor quality design and bland elevations. Colour and variety should be introduced to the street elevations of both blocks. Buff brick should be used to soften the design and be in keeping with historical surroundings.
- Secured by design concerns with colonnades for block B

Officer response: The scheme was revised to reduce the building heights and alter the ground floor layouts. The proposal is acceptable in terms of urban design quality and heritage impact. This is discussed in detail in the Assessment section of this report.

#### 200 Amenity of adjoining occupiers and surrounding area:

- Unacceptable outlook, overlooking and privacy impact.
- Unacceptable overshadowing, daylight and sunlight, wind impact.
- Noise and light pollution for construction and operational phases of development.
- Cumulative impact on all of the Burgess Business Park developments on the local community

Officer response: The proposal is not considered to have an unacceptable impact on existing neighbours, taking into account the site allocation design principles and urban location. Measures have been incorporated to reduce overlooking and privacy impacts. This is discussed in detail in the Assessment section of this report.

#### 201 Transport and local infrastructure:



- Strain on existing parking and public transport infrastructure which is already at capacity.
- Increased local traffic levels.
- No provision of doctor surgeries, schools, transport to support the extra residents.
- Development of this size is too far from the nearest train/ tube station (more than 25 minutes).
- Proposed 5.5m width for shared pedestrian and vehicular route within the site is inadequate. Further consideration is needed to link vehicle traffic through onto Parkhouse street development to the north to allow for one-way traffic.

Officer response: The proposal will be car free development with the exception of x2 disabled access parking spaces. Measures to encourage sustainable modes of travel, public transport capacities and highway improvements are recommended to be negotiated through the S106. The proposed quantum of development is acceptable in principle in accordance with the site allocation. This is discussed in detail in the Assessment section of this report.

#### 202 Public realm:

- Pedestrian access through the site should be open to the public.
- Public Square and play areas are for private use and under 5s only. Gives a gated community feel.
- Limited local green spaces. More green space should be provided to accommodate new development.
- Planting on cottage Green frontage blocks pavement width

Officer response: Pedestrian through access and the public realm design is recommended to be secured through the S106 in addition to a hard and soft landscaping planning condition. This is discussed in detail in the Assessment section of this report.

#### 203 Environment:

- Increased air pollution levels which are already too high.
- Ecological impact on Burgess Park and pressure on this space to meet outdoor amenity space.
- More measures should be incorporated to increase biodiversity.

Officer response: The proposal includes measures to increase biodiversity and greening on the site. The proposal would not have an unacceptable environmental impact. This is discussed in detail in the Assessment section of this report

#### 204 Other matters:

- Daylight and sunlight report is out of date and inaccurate as missing some windows for ground floor flat of Claremont Villas.

Officer response: The applicant has submitted reports based on available information. This has been updated in the previous 6 months to align with the most up to date guidelines.

## Community impact and equalities assessment

- 205 The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
- 206 The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The development would have a significant benefit for wheelchair users as it would provide a facility designed for a particular need but accessible for other users too.
- 207 The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
- 208 The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
- 209 A business re-location strategy is proposed to support the existing business on site. This would be secured through the S106 and seeks to support the business in identifying an alternative site and minimise impacts of displacement for the existing employees. The new development would provide accessible and high quality employment floorspace and residential homes, including provision of affordable workspace and homes, in addition to a new public realm and new play space offer on site, and improved permeability and natural surveillance through the site. This would create a more inclusive and accessible space, benefiting those with protected characteristics including race, age, sex, disability and

pregnancy and maternity.

### **Human rights implications**

- 210 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.
- 211 This application has the legitimate aim of delivery a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use. 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**

- 212 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.
- 213 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.

### 214 **Positive and proactive engagement: summary table**

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

### **CONCLUSION**

- 215 The proposed land uses for this application are supported. The development would deliver high quality and accessible employment floorspace and residential homes. This would include 10% affordable workspace provision and 35.2%

affordable homes (16 homes). In design terms, the proposed layout is consistent with the NSP25 site allocation requirements and LDS aspirations. The development would deliver active frontages and permeability. Following design revisions to the scheme, the proposed height, bulk and scale of development is acceptable.

216 There would be no harm to nearby heritage assets on Southampton Way as a result of the development. Minor alterations to the flank wall of 73-77 Southampton Way which abuts the site, are to be dealt with under a separate listed building consent. The development would enhance the immediate setting of Collingwood house and the chapel on Cottage Green however, there would be limited harm to the wider settings of these buildings from the additional height at the tallest part of block B, which is set back into the site. This harm is outweighed by the public benefit of the scheme including public realm enhancements, affordable housing provision and quality of architectural design.

217 Overall, for the reasons set out in the Assessment section of this report, it is recommended that planning permission be granted for 21/AP/1254 and 21/AP/1255, subject to conditions and the applicant entering into an appropriate legal agreement

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file 2234-5 Application file 21/AP/1254 & 21/AP/1255 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	List of Planning Policy
Appendix 3	Relevant Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Gemma Perry, Senior Planner	
<b>Version</b>	Final	
<b>Dated</b>		
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		1 June 2023

## Appendix 1: 1<sup>st</sup> Recommendation – Planning Permission 21/AP/1254

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

This document is not a decision notice for this application.

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<b>Applicant</b>	.	<b>Reg. Number</b>	21/AP/1254
	Southampton Way Limited		
<b>Application Type</b>	Major application		
	GRANT subject to Legal Agreement		
<b>Recommendation</b>		<b>Case Number</b>	2234-5

### Draft of Decision Notice

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

Demolition of existing structures, including removal and alterations to the flank elevation of grade II listed no. 73 Southampton Way, and construction of two buildings fronting onto Southampton Way and Cottage Green comprising residential units and commercial units for Class E and F uses, associated roof terraces, landscaping and public realm enhancements, refuse storage, and cycle and car parking. The proposal would be within the setting of the grade II listed buildings 1, 2 and 3 Cottage Green and 73,75 and 77 Southampton Way.

At

5-7 Cottage Green And 69 Southampton Way London Southwark SE5 7ST

In accordance with the valid application received on 29 April 2021 and supporting documents submitted which can be viewed on our Planning Register.

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

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

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## Conditions

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### Permission is subject to the following Approved Plans Condition:

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

Reference no./Plan or document name/Rev.	Received on:
GA-P-B-L00-100 P4 BLOCK B GROUND FLOOR REFUSE LOCATION	15/03/2023
GA-P-A-L00-100 P4 BLOCK A GROUND FLOOR REFUSE LOCATION	15/03/2023
2835_GA-E-B-W-P4 BLOCK B - WEST ELEVATION	03/05/2022
2835_GA-E-B-S-P4 BLOCK B - SOUTH ELEVATION	03/05/2022
2835_GA-E-B-N-P4 BLOCK B - NORTH ELEVATION	03/05/2022
2835_GA-E-B-E-P4 BLOCK B - EAST ELEVATION	03/05/2022
2835_GA-E-A-SW-P4 BLOCK A - SOUTH WEST ELEVATION	03/05/2022
2835_GA-E-A-SE-P4 BLOCK A - SOUTH EAST ELEVATION	03/05/2022
2835_GA-E-A-NW-P4 BLOCK A-NORTH WEST ELEVATION	03/05/2022
2835_GA-E-A-NE-P4 BLOCK A - NORTH EAST ELEVATION	03/05/2022
2835_GA-S-DD-P4 BLOCK B - SECTION DD	03/05/2022
2835_GA-S-CC-P4 BLOCK B - SECTION CC	03/05/2022
2835_GA-S-BB-P4 BLOCK A - SECTION BB	03/05/2022
2835_GA-S-AA-P4 BLOCK A - SECTION AA	03/05/2022
2835_GA-P-B-FT-23-P4 BLOCK B-FLAT TYPE 23	03/05/2022
2835_GA-P-B-FT-22-P4 BLOCK B-FLAT TYPE 22	03/05/2022
2835_GA-P-B-FT-21-P4 BLOCK B-FLAT TYPE 21	03/05/2022
2835_GA-P-B-FT-20-P4 BLOCK B-FLAT TYPE 20	03/05/2022
2835_GA-P-B-FT-19-P4 BLOCK B-FLAT TYPE 19	03/05/2022

2835_GA-P-B-FT-18-P4 BLOCK B-FLAT TYPE 18	03/05/2022
2835_GA-P-B-FT-17-P4 BLOCK B-FLAT TYPE 17	03/05/2022
2835_GA-P-B-FT-16-P4 BLOCK B-FLAT TYPE 16	03/05/2022
2835_GA-P-B-FT-14-P4 BLOCK B-FLAT TYPE 14	03/05/2022
2835_GA-P-A-FT-13-P4 BLOCK A-FLAT TYPE 13	03/05/2022
2835_GA-P-A-FT-12-P4 BLOCK A-FLAT TYPE 12	03/05/2022
2835_GA-P-A-FT-11-P4 BLOCK A-FLAT TYPE 11	03/05/2022
2835_GA-P-A-FT-10-P4 BLOCK A-FLAT TYPE 10	03/05/2022
2835_GA-P-A-FT-09-P4 BLOCK A-FLAT TYPE 09	03/05/2022
2835_GA-P-A-FT-08-P4 BLOCK A-FLAT TYPE 08	03/05/2022
2835_GA-P-A-FT-07-P4 BLOCK A-FLAT TYPE 07	03/05/2022
2835_GA-P-A-FT-06-P4 BLOCK A-FLAT TYPE 06	03/05/2022
2835_GA-P-A-FT-05-P4 BLOCK A-FLAT TYPE 05	03/05/2022
2835_GA-P-A-FT-04-P4 BLOCK A-FLAT TYPE 04	03/05/2022
2835_GA-P-A-FT-03-P4 BLOCK A-FLAT TYPE 03	03/05/2022
2835_GA-P-A-FT-02-P4 BLOCK A-FLAT TYPE 02	03/05/2022
2835_GA-P-A-FT-01-P4 BLOCK A-FLAT TYPE 01	03/05/2022
2835_GA-P-B-L06-100-P4 BLOCK B SIXTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L05-100-P4 BLOCK B FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L04-100-P4 BLOCK B FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L03-100-P4 BLOCK B THIRD FLOOR PLAN	03/05/2022
2835_GA-P-B-L02-100-P4 BLOCK B SECOND FLOOR PLAN	03/05/2022
2835_GA-P-B-L01-100-P4 BLOCK B FIRST FLOOR PLAN	03/05/2022
2835_GA-P-B-L00-100-P4 BLOCK B GROUND FLOOR PLAN	03/05/2022
2835_GA-P-A-L06-100-P4 BLOCK A SIXTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L05-100-P4 BLOCK A FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L04-100-P4 BLOCK A FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L03-100-P4 BLOCK A THIRD FLOOR PLAN	03/05/2022
2835_GA-P-A-L02-100-P4 BLOCK A SECOND FLOOR PLAN	03/05/2022
2835_GA-P-A-L01-100-P4 BLOCK A FIRST FLOOR PLAN	03/05/2022
2835_GA-P-A-L00-100-P4 BLOCK A GROUND FLOOR PLAN	03/05/2022



2835_GA-P-ROOF-200-P4 GENERAL ARRANGEMENT ROOF PLAN	03/05/2022
2835_GA-P-L05-200-P4 GENERAL ARRANGEMENT FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-L04-200-P4 GENERAL ARRANGEMENT FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-L03-200-P4 GENERAL ARRANGEMENT THIRD FLOOR PLAN	03/05/2022
2835_GA-P-L02-200-P4 GENERAL ARRANGEMENT SECOND FLOOR PLAN	03/05/2022
2835_GA-P-L01-200-P4 GENERAL ARRANGEMENT FIRST FLOOR PLAN	03/05/2022
2835_GA-P-L00-200-P4 GENERAL ARRANGEMENT GROUND FLOOR PLAN	03/05/2022

Reason:

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

**Permission is subject to the following Time Limit:**

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

Reason:

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

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

3. Prior to the commencement of any development, 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 the approved 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: the National Planning Policy Framework 2021; Policy SI 6 of the London Plan 2021; and Policy P44 of the Southwark Plan.

4.
  - a) Prior to the commencement of any development (excluding demolition and site clearance), a Phase 2 intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
  - b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
  - c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.
  - d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to

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

5. No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- 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 Policies P50 ('Highways impacts') and P56 ('Protecting amenity') of the Southwark Plan (2022); Policy T4 ('Assessing and mitigating transport impacts') of the London Plan (2021); and the National Planning Policy Framework 2021.

### **Permission is subject to the following Grade Condition(s)**

6. Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green) 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) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; and Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

7. Prior to above grade works commencing, full details of all proposed tree planting at grade level (including 7 street trees and 12 trees within the public realm) shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size

as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

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 P60 Biodiversity, P13 Design of places, and P14 Design quality of the Southwark Plan (2022).

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

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

9. Prior to commencement of any works above grade, detailed drawings at a scale of 1:5 or 1:10 through:
- all facade variations; and
  - commercial fronts and residential entrances; and
  - all parapets and roof edges; and
  - all balcony details; and
  - plant enclosure; and
  - heads, cills and jambs of all openings;

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

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

10. Part (a) SBD Measures: The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development

Part (b) Secured by Design Certification: 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 Service.

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 Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

11. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be

carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policy P13 (Design of Places), Policy P14 (Design Quality), and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).



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

Part (a) - Prior to above grade works, a report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given.

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

#### Reason

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

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

14. Details of bat tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 6 tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The tubes 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 tubes 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 tubes and mapped locations and Southwark Council agreeing the submitted plans, and once the tubes are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the tubes have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Policy P60 Bioiversity of the Southwark Plan (2022).

15. Details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 12 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift 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 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 nest features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Policy P60 Biodiversity of the Southwark Plan (2022).

16. Before the first occupation of the building hereby permitted, a certified Post Construction Review shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards for BREEAM Excellent 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); Policy P69 (Sustainability Standards) and Policy P70 (Energy) of the Southwark Plan (2022).

17. Before the first occupation of the building hereby permitted, a Final Delivery and Service Management Plan (DSP), detailing how all elements of the site are to be serviced, 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: the National Planning Policy Framework 2021 and Policy P50 Highways impacts of the Southwark Plan (2022).

18. Before the first occupation of the building hereby approved, details of the installation (including location and type) of electric vehicle charger points for the 2 disabled access parking spaces on site, 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 retained in perpetuity.

Reason: To encourage more sustainable travel in accordance with The National Planning Policy Framework 2021; Policy T6 of the London Plan 2021; and Policy P54 of the Southwark Plan 2022.

19. Prior to first occupation of any part of the development hereby consented, a detailed Parking Management Plan shall be submitted demonstrating that the 2 disabled parking spaces to be provided as part of the proposed

development are used in accordance with their 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.

The two spaces shall be thereafter retained for the purposes of car parking for the disabled and shall not be used for any other purpose.

Reason: In accordance with Policies P54 and P55 of the Southwark Plan 2022; and Policies T6, T6.1 and T6.5 of the London Plan 2021.

20. Prior to the commencement of use, an operational management plan for the flexible commercial unit for class E (a), (c), (e) (g) and Class F (b), (c), (d) and (e) purposes, shall be submitted to the Local Planning Authority for approval. The plan should identify the proposed use and where relevant, all noise controlling measures to be put in place for the operational use of the site, including but not limited to: the proposed measures to manage access to the unit, to manage and mitigate noise impacts arising from use of the unit, the proposed hours of use, and restriction from the use of any outside space and/ or amplified music within the agreed hours of use.

The premises shall at all times be operated in accordance with the approved plan thereafter unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

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

21. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and

Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), 383.1sqm of the Class E floorspace hereby approved shall be used for use class E (g) (iii) purposes only unless otherwise agreed by way of a formal application for planning permission. The remaining [110sqm sqm] of the Class E floorspace may be used for Class E (a), (c), (e) (g) and Class F (b), (c), (d) and (e) purposes.

Reason: In accordance with the application details and order to ensure that the site continues to provide employment floorspace which can accommodate light industrial uses in accordance with site allocation NSP25 and Policy P29 Strategic protected industrial land of the Southwark Plan 2022.

22. 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 nighttime period of 23.00 07.00hrs.

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

23. 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. Suitable acoustic treatments shall be used to ensure compliance with the above standard.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Policy P56 (Protection of amenity) and Policy P66

(Reducing noise pollution and enhancing soundscapes) of the the Southwark Plan 2022; and the National Planning Policy Framework 2021.

24. 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

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

25. Any deliveries, unloading and loading to the commercial units shall only be between the following hours: 08:00 and 20:00 Monday to Saturday and 10:00 to 16:00 Sunday and Bank Holidays.

Reason: To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D3 (Optimising site capacity through the design-led approach) and T7 (Deliveries, servicing and construction) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

26. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy (Ref. 2002460-02), Drainage Strategy Addendum (Ref.2002460-06) and the Foul and Surface Water Drainage Strategy Plan (Drawing no.2002460-002 Rev F).

Reason: To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 12 (Flood risk management) of the London Plan (2021); and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

27. Before the first occupation of the building, the cycle storage facilities as shown on the drawings hereby approved (refs: GA-P-A-L00-100-P4 and GA-P-B-L00-100-P4) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

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

28. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved (refs: GA-P-A-L00-100 P4 and GA-P-B-L00-100 P4) and shall be made available for use by the occupiers of the dwellings/premises. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with

Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

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

Reason: To ensure the development complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 5 (Water infrastructure) of the London Plan (2021); and Policy P67 (Reducing water use) of the Southwark Plan (2022).

30. The development hereby permitted shall be carried out in accordance with the Fire Statement by Vemco Consulting dated March 2022 (document ref: EN-1112681-FS-Cottage Green Camberwell), unless a revised fire statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

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

31. The development hereby permitted is limited to 50 residential units, 503 sqm (GIA) of class E and floorspace, and a maximum parapet height of 20,925 metres (AOD) of the 6-storey element of block A and a maximum parapet height of 20,625 metres (AOD) of the 6-storey element of block B .

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



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## Important Notes Relating to the Council's Decision

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### 1. Conditions

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

- Further information about how to comply with planning conditions can be found at:

[https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

- Please note that there is a right of appeal against a planning condition. Further information can be found at:

[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

### 2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk) as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.

- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**

- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

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

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

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

- Completed forms and any CIL enquiries should be submitted to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk)

### 3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the

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

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

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

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

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

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

#### 5. Purchase Notice

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

## **6. Provisions for the Benefit of the Disabled**

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

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

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

## **8. Works Affecting the Public Highway**

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

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

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

**10. Building Regulations.**

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

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

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

**12. Important**

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

## Appendix 1: 2nd Recommendation – Listed Building Consent 21/AP/1255

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

This document is not a decision notice for this application.

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<b>Applicant</b>	.	<b>Reg. Number</b>	21/AP/1255
	Southampton Way Limited		
<b>Application Type</b>	Listed Building Consent		
<b>Recommendation</b>	GRANT consent	<b>Case Number</b>	2234-5

### Draft of Decision Notice

**Listed building consent is GRANTED for the following development:**

Listed building consent application for the demolition and external alterations to parts within the site that are attached to the flank elevation of grade II listed no. 73 Southampton Way.

At

5-7 Cottage Green And 69 Southampton Way London Southwark SE5 7ST

In accordance with the valid application received on 13 April 2021 and supporting documents submitted which can be viewed on our Planning Register.

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

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

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**Conditions**


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**Permission is subject to the following Approved Plans Condition:**

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

Reference no./Plan or document name/Rev.	Received on:
GA-P-B-L00-100 P4 BLOCK B GROUND FLOOR REFUSE LOCATION	15/03/2023
GA-P-A-L00-100 P4 BLOCK A GROUND FLOOR REFUSE LOCATION	15/03/2023
2835_GA-E-B-W-P4 BLOCK B - WEST ELEVATION	03/05/2022
2835_GA-E-B-S-P4 BLOCK B - SOUTH ELEVATION	03/05/2022
2835_GA-E-B-N-P4 BLOCK B - NORTH ELEVATION	03/05/2022
2835_GA-E-B-E-P4 BLOCK B - EAST ELEVATION	03/05/2022
2835_GA-E-A-SW-P4 BLOCK A - SOUTH WEST ELEVATION	03/05/2022
2835_GA-E-A-SE-P4 BLOCK A - SOUTH EAST ELEVATION	03/05/2022
2835_GA-E-A-NW-P4 BLOCK A-NORTH WEST ELEVATION	03/05/2022
2835_GA-E-A-NE-P4 BLOCK A - NORTH EAST ELEVATION	03/05/2022
2835_GA-S-DD-P4 BLOCK B - SECTION DD	03/05/2022
2835_GA-S-CC-P4 BLOCK B - SECTION CC	03/05/2022
2835_GA-S-BB-P4 BLOCK A - SECTION BB	03/05/2022
2835_GA-S-AA-P4 BLOCK A - SECTION AA	03/05/2022
2835_GA-P-B-L06-100-P4 BLOCK B SIXTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L05-100-P4 BLOCK B FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L04-100-P4 BLOCK B FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-B-L03-100-P4 BLOCK B THIRD FLOOR PLAN	03/05/2022
2835_GA-P-B-L02-100-P4 BLOCK B SECOND FLOOR PLAN	03/05/2022
2835_GA-P-B-L01-100-P4 BLOCK B FIRST FLOOR PLAN	03/05/2022
2835_GA-P-B-L00-100-P4 BLOCK B GROUND FLOOR PLAN	03/05/2022

2835_GA-P-A-L06-100-P4 BLOCK A SIXTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L05-100-P4 BLOCK A FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L04-100-P4 BLOCK A FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-A-L03-100-P4 BLOCK A THIRD FLOOR PLAN	03/05/2022
2835_GA-P-A-L02-100-P4 BLOCK A SECOND FLOOR PLAN	03/05/2022
2835_GA-P-A-L01-100-P4 BLOCK A FIRST FLOOR PLAN	03/05/2022
2835_GA-P-A-L00-100-P4 BLOCK A GROUND FLOOR PLAN	03/05/2022
2835_GA-P-ROOF-200-P4 GENERAL ARRANGEMENT ROOF PLAN	03/05/2022
2835_GA-P-L05-200-P4 GENERAL ARRANGEMENT FIFTH FLOOR PLAN	03/05/2022
2835_GA-P-L04-200-P4 GENERAL ARRANGEMENT FOURTH FLOOR PLAN	03/05/2022
2835_GA-P-L03-200-P4 GENERAL ARRANGEMENT THIRD FLOOR PLAN	03/05/2022
2835_GA-P-L02-200-P4 GENERAL ARRANGEMENT SECOND FLOOR PLAN	03/05/2022
2835_GA-P-L01-200-P4 GENERAL ARRANGEMENT FIRST FLOOR PLAN	03/05/2022
2835_GA-P-L00-200-P4 GENERAL ARRANGEMENT GROUND FLOOR PLAN	03/05/2022

Reason:

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

**Permission is subject to the following Time Limit:**

2. The development hereby permitted shall be begun before the end of three years from the date of this permission. Reason:As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

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

3. Prior to works commencing on Block A, engineering drawings and a specification should be submitted and approved for the support of the No.73 party wall with the development site. The drawings and specification should include foundation details as may be necessary, along with propping details, and method statement for the removal of the existing buttress and the temporary propping of the wall during the construction of Block A, together with permanent measures.

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

**Permission is subject to the following Grade Condition(s)**

4. Prior to above ground works commencing on Block A, 1/5 details of the abutment of Block A with No73 Southampton Way shall be submitted and approved.

Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P19 (Listed buildings and structures) of the Southwark Plan (2022).



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## Important Notes Relating to the Council's Decision

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### 1. Conditions

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

[https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

- Please note that there is a right of appeal against a planning condition. Further information can be found at:

[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

### 2. Community Infrastructure Levy (CIL) Information

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

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

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

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

- Completed forms and any CIL enquiries should be submitted to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk)

### 3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the

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

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

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

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

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

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

#### 5. Purchase Notice

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

## **6. Provisions for the Benefit of the Disabled**

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

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

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

## **8. Works Affecting the Public Highway**

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

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

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

**10. Building Regulations.**

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

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

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

**12. Important**

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

## Appendix 2: List of Planning Policy

### National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published on 20 July 2021, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.

Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

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

### The London Plan (2021)

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

The relevant policies are:

- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing

- Policy H5 Threshold approach to applications
- Policy H6 Affordable housing tenure
- Policy H7 Monitoring of affordable housing
- Policy H10 Housing size mix
- Policy S4 Play and informal recreation
- Policy E3 Affordable workspace
- Policy E7 Industrial intensification, co-location and substitution
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- 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 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning

### Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P1 Social rented and intermediate housing
- P2 New family homes
- P8 Wheelchair accessible and adaptable housing
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P18 Efficient use of land
- P19 Listed buildings and structures
- P21 Conservation of the historic environment and natural heritage

- P22 Borough views
- P23 Archaeology
- P30 Office and business development
- P31 Affordable workspace
- P33 Business relocation
- P36 Development outside town centres
- 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 physically impaired
- P56 Protection of amenity
- 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 food risk
- P69 Sustainability standards
- P70 Energy

#### **Area based AAP's or SPD's**

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Sustainable Design and Construction SPD (2008)
- Heritage SPD (2021)

## Appendix 3: Relevant Planning History

### Relevant planning history for the application site:

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

Ref: 09/AP/2714 - Retrospective change of use from transport yard to the storage and distribution of minerals, recycled aggregates and screened soils (Use Class Sui Generis). TREATED AS WITHDRAWN BY LPA in August 2011.

### Relevant planning history for neighbouring sites:

#### **10-12 Parkhouse Street**

Ref: 20/AP/0581 – Change of use from Use Class B1(A) (Offices) to Class C3 (residential) to provide 39 flats including 45 on-site cycle spaces and 20 on-site car parking spaces. Prior approval GRANTED in April 2020.

#### **Burgess Industrial Park, Parkhouse Street**

Ref: 21/AP/1342 - Demolition of the existing buildings and redevelopment of the site to provide residential units (Class C3), flexible commercial floorspace (Class E) and community floorspace (Class F) within 12 blocks. Planning permission was GRANTED SUBJECT TO LEGAL AGREEMENT at planning committee.

Ref: 17/AP/4797 - Demolition of the existing buildings and redevelopment of the site to provide 499 residential units, up to 3,725sqm (GIA) of Class B1 commercial floorspace, up to 128 sqm (GIA) of Class D2 leisure floorspace and up to 551sqm of Class A1-A3 floorspace within 13 blocks of between 2-12 storeys, with car and cycle parking and associated hard and soft landscaping. Planning permission was REFUSED in January 2019 for the following reasons:

- 1) The density of the development would significantly exceed the expected range for the area and would fail to provide the requisite exemplary standard of accommodation, owing to insufficient amenity space and the residential units not significantly exceeding minimum floorspace standards. This would be contrary to saved policy 4.3 'Quality of accommodation' of the Southwark Plan (2007), policy 3.5 'Quality and design of housing developments' of the London Plan (2016) and guidance within the Residential Design Standards Supplementary Planning Document (2015 – Technical update)
- 2) The proposed development would result in a significant loss of employment floorspace on a site within a local Preferred Industrial Location. This would be contrary to Strategic policy 10 'Jobs and businesses' of the Core Strategy (2011), policy 4.4 'Managing industrial land and premises' of the London Plan (2016) and emerging site designation NSP23 in the draft New Southwark Plan (December 2017) which seek to protect existing employment floorspace, and as such would fail to maximise the potential for job creation in the borough.

An appeal was subsequently lodged and was DISMISSED following a Public Inquiry. Reasons for dismissing the appeal related to the density of the proposed development and quality of accommodation, harm to the character and appearance of the area, and



impact upon daylight to properties on Parkhouse Street; full details are provided in the officer report (reference: APP/A5840/W/19/322558).

### **21-23 Parkhouse Street**

Ref: 19/AP/0469 - Demolition of existing building and erection of two blocks (Block A and Block B) of 5 storeys and part-7/part-10 storeys (total AOD 35.86m). Block A comprises 5-storey block for commercial/employment use (962 sqm). Block B comprises ground floor commercial/employment use (129sqm) and 33 residential dwellings (3 x studios; 6 x 1b flats, 18 x 2b flats, 6 x 3b flats) and 1 accessible car parking spaces with associated landscaping, cycle parking and refuse store'. Planning permission was GRANTED in April 2022 following the completion of a s106 agreement. This site is owned by the Council.

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

### **25-33 Parkhouse Street**

Ref: 20/AP/0858 - The redevelopment of the site to provide a mixed-use development comprising buildings up to 11 storeys in height and accommodating new homes (Use Class C3) and commercial floorspace (Use Class B1c), car parking, cycle parking and associated landscaping. Planning permission was GRANTED in May 2022 following the completion of a s106 agreement.

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

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

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

### **35-39 Parkhouse Street**

Ref: 19/AP/2011 'Demolition of existing buildings and construction of a mixed use building ranging from six to 10 storeys in height (35.15m AOD) comprising 100 residential 3 units (Use Class C3) and 1,323 sqm (GIA) of Class B1/B2/B8 floorspace) with associated car parking, landscaping and other associated works'. Planning

permission was GRANTED SUBJECT TO LEGAL AGREEMENT at planning committee.

#### **49-65 Southampton Way**

Ref: 17/AP/4778 Demolition of existing warehouse (Use Class B8) and office buildings (Use Class B1A) and the erection of a part 2, part 4-storey building plus basement comprising self-storage facility (Use Class B8). Planning Permission was GRANTED in April 2018 following completion of a S106.

#### **75-77 Southampton Way**

Ref: 21/AP/1651 and 21/AP/1652 (Listed Building Consent) - Change of use from a 11- unit HMO (Hostel) (Sui Generis) into 6 self-contained flats (C3 Use Class), (comprising 2 x one bedroom flats at Lower Ground Floor level, 2 x one bedroom flats at Ground Floor Level, 1 x one bedroom flat at First Floor Level, 1 x one bedroom flat at Second Floor Level. Both applications were GRANTED in November 2021.

#### **79 Southampton Way**

Ref: 23/AP/0815 Certificate of lawfulness (existing): Conversion of existing single storey residential accommodation to a two storey residential dwelling. UNDER CONSIDERATION.

#### **1 Claremont Villas Southampton Way**

Ref: 21/AP/0362 Certificate of lawfulness (existing) for continued use as 2 flats. Planning Permission was GRANTED in March 2021.

Ref: 22/AP/1380 and 21/AP/4320 Construction of a rear dormer roof extension to main roof and over outrigger and the installation of 2 x rooflights to the front roofslope. Planning Permission was GRANTED in June 2022.

#### **Collingwood House, 3 Cottage Green**

Ref: 16/AP/4099 - Construction of a outbuilding (to be used as an office) within the curtilage of a listed building at the rear of the property. Planning Permission was GRANTED in December 2016.

#### **9-11 Cottage Green London SE5 7ST**

Ref: 08/AP/1476 Change of use of the existing B2 Business Use/Light Industrial, 3-storey premises, to a mixed use B1 - Business, D1- Non-residential institutions, D2 - Assembly building, by retaining part of the building as offices for Small to Medium Enterprise (SME) business start-up incubation units; and establishing a performing arts centre incorporating dance studios, recording studios, recital hall and auditorium with back stage facilities, training and resource rooms; and use as a place of worship. This application is a DEPARTURE from the Southwark Plan 2007 in relation to Policy 1.2 Strategic and local preferred industrial locations. Planning Permission was GRANTED in October 2009.

## Appendix 4: 1<sup>st</sup> Consultation undertaken – Planning Permission 21/AP/1254

**Site notice date:** 19/05/2021

**Press notice date:** 12/05/2022

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

**Neighbour consultation letters sent:** 31/05/2022

### Internal services consulted

Transport Policy

Transport Policy

Waste Management

Archaeology

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Design and Conservation Team [Formal]

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy  
 Urban Forester  
 Waste Management

### **Statutory and non-statutory organisations**

Environment Agency  
 Historic England  
 London Fire & Emergency Planning Authori  
 Metropolitan Police Service (Designing O  
 Thames Water  
 Environment Agency  
 Historic England  
 London Fire & Emergency Planning Authori  
 Metropolitan Police Service (Designing O  
 Thames Water

### **Neighbour and local groups consulted:**

25-33 Parkhouse Street London Southwark	Flat 2 Hodgkin Court 2 Dobson Walk
First Floor Flat 1 Claremont Villas Southampton Way	Flat 1 Mori Court 61 Edmund Street
Flat 6 Newman House Southampton Way	67 Edmund Street London Southwark
5A Parkhouse Street London Southwark	14 Chiswell Street London Southwark
109 Wells Way London Southwark	Unit 2 Burgess Industrial Estate Parkhouse Street
109-111 Southampton Way London Southwark	Unit 6 Ground Floor Burgess Industrial Estate Parkhouse Street
85 Tower Mill Road London Southwark	115 Wells Way London Southwark
Flat 4 Dunvill Court 25 Benhill Road	87A Southampton Way London Southwark
Flat 2 Sullivan House 17 Benhill Road	29A Southampton Way London Southwark
Flat 10 Leigh Court 1 Sam King Walk	

23A Southampton Way London  
Southwark

6 Claremont Villas Southampton Way  
London

Ground Floor Flat 2 Claremont Villas  
Southampton Way

11 Parkhouse Street London Southwark

6 Coleman Road London Southwark

12 Coleman Road London Southwark

14 Rainbow Street London Southwark

7 Dowlas Street London Southwark

103 Wells Way London Southwark

91 Southampton Way London Southwark

47 Southampton Way London Southwark

81 Wells Way London Southwark

3 Coleman Road London Southwark

Unit 1 Burgess Industrial Park  
Parkhouse Street

Flat 2 129 Southampton Way London

100 Southampton Way London  
Southwark

Flat 11 Dunvill Court 25 Benhill Road

Flat 10 Evison House 3 Benhill Road

21 Benhill Road London Southwark

5 Benhill Road London Southwark

14 Cottage Green London Southwark

5 Sam King Walk London Southwark

Flat 28 Hodgkin Court 2 Dobson Walk

Flat 27 Hodgkin Court 2 Dobson Walk

Flat 3 Hodgkin Court 2 Dobson Walk

15 Durfey Place London Southwark

Flat 1 47 Southampton Way London

Flat 2 2A Cottage Green London

Ground Floor 125 Southampton Way  
London

Flat 6 14 Coleman Road London

Flat 7 8 Benhill Road London

Flat 3 8 Benhill Road London

Flat 6 8 Benhill Road London

Unit 10 Burgess Industrial Park  
Parkhouse Street

Room 4 75-77 Southampton Way  
London

16 Benhill Road London Southwark

19 Chiswell Street London Southwark

67 Southampton Way London Southwark

78 Southampton Way London Southwark

Flat 3 127 Southampton Way London

Flat 8 60 Southampton Way London

Second Floor Flat 125 Southampton  
Way London

33A Southampton Way London  
Southwark

8 Rainbow Street London Southwark

48 Rainbow Street London Southwark

Flat 19 Hodgkin Court 2 Dobson Walk

27A Southampton Way London  
Southwark

18 Chiswell Street London Southwark

133-135 Southampton Way London  
Southwark

Flat 29 Hodgkin Court 2 Dobson Walk

Flat 1 129 Southampton Way London

Flat 12 Hodgkin Court 2 Dobson Walk

Flat 20 Hambling Court 42 Southampton  
Way

Flat 2 14 Coleman Road London

Ground Floor Flat 39 Parkhouse Street London	17A Southampton Way London Southwark
13 Parkhouse Street London Southwark	34 Rainbow Street London Southwark
44 Rainbow Street London Southwark	147 Wells Way London Southwark
18 Rainbow Street London Southwark	131 Wells Way London Southwark
12 Rainbow Street London Southwark	Flat 1 113 Wells Way London
107 Wells Way London Southwark	101 Wells Way London Southwark
1 Coleman Road London Southwark	89 Southampton Way London Southwark
Flat 3 133-135 Southampton Way London	21 Southampton Way London Southwark
13A Parkhouse Street London Southwark	12 Parkhouse Street London Southwark
Flat Above 101 Southampton Way London	Flat 3 54 Southampton Way London
Flat 2 127 Southampton Way London	Flat 6 Dunvill Court 25 Benhill Road
Flat 3 129 Southampton Way London	Flat 7 Sullivan House 17 Benhill Road
Flat 8 Evison House 3 Benhill Road	27 Benhill Road London Southwark
Flat 24 Hambling Court 42 Southampton Way	13 Benhill Road London Southwark
Flat 13 Leigh Court 1 Sam King Walk	9 Benhill Road London Southwark
Flat 32 Hodgkin Court 2 Dobson Walk	Flat 8 To 9 14 Coleman Road London
Flat 4 Kitaj Court 59 Edmund Street	Flat 1 Hodgkin Court 2 Dobson Walk
Flat 8 Windmill Court 121 Southampton Way	2 Cottage Green London Southwark
Flat 4 Mori Court 61 Edmund Street	Flat 1 Leigh Court 1 Sam King Walk
Room 8 75-77 Southampton Way London	Flat 22 Hodgkin Court 2 Dobson Walk
Flat 6 23 Chiswell Street London	Flat 25 Hambling Court 42 Southampton Way
Living Accommodation 156 Wells Way London	Flat 7 Hambling Court 42 Southampton Way
Flat 3 87 Edmund Street London	Flat 4 23 Chiswell Street London
Flat 6 87 Edmund Street London	28 Benhill Road London Southwark
1A Parkhouse Street London Southwark	56 Southampton Way London Southwark
19A Southampton Way London Southwark	26 Benhill Road London Southwark
	Room 2 75-77 Southampton Way London
	Flat 5 87 Edmund Street London
	Flat 4 87 Edmund Street London

12 Durfey Place London Southwark  
 Flat 9 Dunvill Court 25 Benhill Road  
 25 Chiswell Street London Southwark  
 Flat 5 Newman House Southampton  
 Way  
 Flat 3 83 Tower Mill Road London  
 21 Chiswell Street London Southwark  
 Flat 15 Leigh Court 1 Sam King Walk  
 83 Edmund Street London Southwark  
 24 Benhill Road London Southwark  
 1 Dowlas Street London Southwark  
 141 Wells Way London Southwark  
 81 Tower Mill Road London Southwark  
 Flat 2 Evison House 3 Benhill Road  
 Excluding Part Ground Floor 9-11  
 Cottage Green London  
 First Floor Flat 117 Southampton Way  
 London  
 Flat 3 45 Southampton Way London  
 St Georges Tavern 14 Coleman Road  
 London  
 6 Dowlas Street London Southwark  
 15-19 Parkhouse Street London  
 Southwark  
 Flat 4 Newman House Southampton  
 Way  
 First Floor Flat 4 Claremont Villas  
 Southampton Way  
 Flat 6 133-135 Southampton Way  
 London  
 Flat A 52 Rainbow Street London  
 41A Southampton Way London  
 Southwark  
 69 Southampton Way London Southwark

Unit 7 Burgess Industrial Park  
 Parkhouse Street  
 Flat 3 Evison House 3 Benhill Road  
 23 Benhill Road London Southwark  
 Flat 34 Hambling Court 42 Southampton  
 Way  
 Flat 3 Leigh Court 1 Sam King Walk  
 Flat 3 To 4 14 Coleman Road London  
 Flat 4 60 Southampton Way London  
 Second And Third Floor Flat 79  
 Southampton Way London  
 41 Parkhouse Street London Southwark  
 41B Southampton Way London  
 Southwark  
 23B Southampton Way London  
 Southwark  
 40 Rainbow Street London Southwark  
 145 Wells Way London Southwark  
 Flat 1 133-135 Southampton Way  
 London  
 Ground Floor Flat 1 Claremont Villas  
 Southampton Way  
 137 Wells Way London Southwark  
 129 Wells Way London Southwark  
 121 Wells Way London Southwark  
 105 Wells Way London Southwark  
 131 Southampton Way London  
 Southwark  
 42 Rainbow Street London Southwark  
 Flat 20 Leigh Court 1 Sam King Walk  
 2 Sam King Walk London Southwark  
 Flat 11 Hodgkin Court 2 Dobson Walk  
 Flat 30 Hambling Court 42 Southampton  
 Way

Flat 4 Windmill Court 121 Southampton Way	Flat 29 Hambling Court 42 Southampton Way
14 Durfey Place London Southwark	Flat 18 Leigh Court 1 Sam King Walk
Flat 2 Windmill Court 121 Southampton Way	Flat 19 Hambling Court 42 Southampton Way
Flat 11 23 Chiswell Street London	Flat 9 Hambling Court 42 Southampton Way
7 Durfey Place London Southwark	Flat 4 Hambling Court 42 Southampton Way
Flat 10 60 Southampton Way London	Flat 1 Hambling Court 42 Southampton Way
Ground Floor Flat 89 Southampton Way London	Flat 21 Hodgkin Court 2 Dobson Walk
76 Southampton Way London Southwark	Flat 18 Hodgkin Court 2 Dobson Walk
Flat 2 87 Edmund Street London	63 Edmund Street London Southwark
94 Southampton Way London Southwark	Flat 3 Windmill Court 121 Southampton Way
Flat 7 54 Southampton Way London	8 Durfey Place London Southwark
First Floor Flat 79 Southampton Way London	74 Southampton Way London Southwark
Flat 6 Leigh Court 1 Sam King Walk	6 Benhill Road London Southwark
99 Southampton Way London Southwark	10 Durfey Place London Southwark
Ground Floor Front Flat 3C 79 Southampton Way London	Flat B 25 Southampton Way London
19 Benhill Road London Southwark	Flat 2 45 Southampton Way London
Flat 1 23 Chiswell Street London	Flat 3 Collingwood House 3 Cottage Green
Ground Floor And First Floor Flat 1 Cottage Green London	11A Parkhouse Street London Southwark
30 Rainbow Street London Southwark	43A Southampton Way London Southwark
97 Wells Way London Southwark	5 Parkhouse Street London Southwark
95 Wells Way London Southwark	8 Coleman Road London Southwark
87 Wells Way London Southwark	2 Coleman Road London Southwark
79 Wells Way London Southwark	10 Coleman Road London Southwark
Ground Floor Flat 4 Claremont Villas Southampton Way	36 Rainbow Street London Southwark
Flat A 56 Rainbow Street London	20 Rainbow Street London Southwark
Flat 11 Evison House 3 Benhill Road	2 Rainbow Street London Southwark



127 Wells Way London Southwark	Flat 9 Leigh Court 1 Sam King Walk
77 Wells Way London Southwark	4 Sam King Walk London Southwark
117 Wells Way London Southwark	Flat 23 Hodgkin Court 2 Dobson Walk
113 Southampton Way London Southwark	Flat 4 Hodgkin Court 2 Dobson Walk
93 Wells Way London Southwark	Flat 5 Kitaj Court 59 Edmund Street
97 Southampton Way London Southwark	Flat 14 Mori Court 61 Edmund Street
First Floor Flat 3 Claremont Villas Southampton Way	Flat 7 Mori Court 61 Edmund Street
146-154 Wells Way London Southwark	Flat 2 Mori Court 61 Edmund Street
Flat 4 113 Wells Way London	71 Edmund Street London Southwark
Flat 2 113 Wells Way London	65 Edmund Street London Southwark
Flat 6 83 Tower Mill Road London	Flat 33 Hambling Court 42 Southampton Way
2 Harris Street London Southwark	Flat 26 Hambling Court 42 Southampton Way
Flat 8 Dunvill Court 25 Benhill Road	Flat 17 Hambling Court 42 Southampton Way
Unit Three And Ground Floor Unit Four And First Floor Unit Five Burgess Industrial Estate Parkhouse Street	Flat 13 Hambling Court 42 Southampton Way
Flat 11 Mori Court 61 Edmund Street	Flat 12 Hambling Court 42 Southampton Way
16 Rainbow Street London Southwark	16 Durfey Place London Southwark
3 Dowlas Street London Southwark	Flat 8 23 Chiswell Street London
66 Wells Way London Southwark	Flat 2 60 Southampton Way London
Flat 31 Hambling Court 42 Southampton Way	Flat 5 14 Coleman Road London
Flat 3 Dunvill Court 25 Benhill Road	92 Southampton Way London Southwark
27 Southampton Way London Southwark	6 Southampton Way London Southwark
Flat 1 87 Edmund Street London	9 Durfey Place London Southwark
64 Southampton Way London Southwark	Flat 7 87 Edmund Street London
81 Edmund Street London Southwark	Flat 10 14 Coleman Road London
Ground Floor Rear Flat 4D 79 Southampton Way London	50 Southampton Way London Southwark
Flat 25 Hodgkin Court 2 Dobson Walk	48 Southampton Way London Southwark
Flat 14 Leigh Court 1 Sam King Walk	Room 3 75-77 Southampton Way London

Unit 5 Ground Floor Burgess Industrial Estate Parkhouse Street	First Floor Flat 125 Southampton Way London
Flat 9 Sullivan House 17 Benhill Road	1 Cottage Green London Southwark
35A-35B Southampton Way London Southwark	Flat 2 Newman House Southampton Way
Ground Floor Flat 87 Southampton Way London	Flat B 54 Rainbow Street London
21A Southampton Way London Southwark	4 Coleman Road London Southwark
Unit 4 First Floor Burgess Industrial Estate Parkhouse Street	4 Rainbow Street London Southwark
Ground Floor Flat 3 Claremont Villas Southampton Way	32 Rainbow Street London Southwark
First Floor Flat 2 Claremont Villas Southampton Way	10 Rainbow Street London Southwark
Flat 4 54 Southampton Way London	99 Wells Way London Southwark
Flat 7 Dunvill Court 25 Benhill Road	Flat 2 133-135 Southampton Way London
15 Benhill Road London Southwark	Ground Floor Flat 5 Claremont Villas Southampton Way
Flat 24 Leigh Court 1 Sam King Walk	41 Southampton Way London Southwark
Flat 21 Leigh Court 1 Sam King Walk	2 Parkhouse Street London Southwark
Flat 6 Hambling Court 42 Southampton Way	91 Wells Way London Southwark
Flat 15 Hodgkin Court 2 Dobson Walk	Flat 1 83 Tower Mill Road London
Flat 7 Hodgkin Court 2 Dobson Walk	Flat 1 127 Southampton Way London
Flat 15 Mori Court 61 Edmund Street	Flat 6 54 Southampton Way London
73 Edmund Street London Southwark	Flat 5 Dunvill Court 25 Benhill Road
85 Edmund Street London Southwark	Flat 6 Sullivan House 17 Benhill Road
Flat 9 23 Chiswell Street London	Flat 4 Sullivan House 17 Benhill Road
Flat 7 60 Southampton Way London	11 Benhill Road London Southwark
Flat 6 Windmill Court 121 Southampton Way	Flat 11 Leigh Court 1 Sam King Walk
96 Southampton Way London Southwark	Flat 5 Leigh Court 1 Sam King Walk
88 Southampton Way London Southwark	Flat 4 Leigh Court 1 Sam King Walk
82 Southampton Way London Southwark	Flat 3 Kitaj Court 59 Edmund Street
Flat 1 119 Southampton Way London	Flat 18 Hambling Court 42 Southampton Way
	Flat 3 60 Southampton Way London
	Flat 12 60 Southampton Way London

62 Southampton Way London Southwark	105 Southampton Way London Southwark
20 Benhill Road London Southwark	Flat 1 Collingwood House 3 Cottage Green
Room 10 75-77 Southampton Way London	39C Southampton Way London Southwark
Flat 9 87 Edmund Street London	15B Southampton Way London Southwark
13 Durfey Place London Southwark	Flat B 56 Rainbow Street London
10 Chiswell Street London Southwark	43B Southampton Way London Southwark
84 Southampton Way London Southwark	Flat 2 83 Tower Mill Road London
129A Southampton Way London Southwark	Flat 1 54 Southampton Way London
49 - 51 Southampton Way London Southwark	Flat 32 Hambling Court 42 Southampton Way
49 - 65 Southampton Way London Southwark	Flat 12 Dunvill Court 25 Benhill Road
129 Southampton Way London Southwark	Flat 8 Sullivan House 17 Benhill Road
24 Rainbow Street London Southwark	7 Benhill Road London Southwark
17B Southampton Way London Southwark	Flat 27 Hambling Court 42 Southampton Way
Room 1 75-77 Southampton Way London	Flat 16 Leigh Court 1 Sam King Walk
Flat 11 60 Southampton Way London	3 Sam King Walk London Southwark
Flat 8 133-135 Southampton Way London	Flat 16 Hambling Court 42 Southampton Way
135 Wells Way London Southwark	Flat 10 Hodgkin Court 2 Dobson Walk
83 Wells Way London Southwark	79A Southampton Way London Southwark
119 Southampton Way London Southwark	Flat 2 Collingwood House 3 Cottage Green
117 Southampton Way London Southwark	14A Coleman Road London Southwark
Flat 4 129 Southampton Way London	14 Benhill Road London Southwark
Flat 10 Hambling Court 42 Southampton Way	Flat 1 Windmill Court 121 Southampton Way
Flat 6 Mori Court 61 Edmund Street	52 Southampton Way London Southwark
22 Rainbow Street London Southwark	Flat 1 45 Southampton Way London

37A Parkhouse Street London Southwark

19B Southampton Way London Southwark

28 Rainbow Street London Southwark

5 Dowlas Street London Southwark

Flat 4 133-135 Southampton Way London

143 Wells Way London Southwark

123 Wells Way London Southwark

43 Parkhouse Street London Southwark

95 Southampton Way London Southwark

31 Southampton Way London Southwark

17 Southampton Way London Southwark

10 Parkhouse Street London Southwark

21-23 Parkhouse Street London Southwark

Flat 3 113 Wells Way London

Flat 4 83 Tower Mill Road London

Ground Floor And Basement 101 Southampton Way London

Flat 9 Evison House 3 Benhill Road

102 Southampton Way London Southwark

Flat 2 Dunvill Court 25 Benhill Road

Flat 1 Sullivan House 17 Benhill Road

Flat 6 Evison House 3 Benhill Road

Room 11 75-77 Southampton Way London

Flat 23 Leigh Court 1 Sam King Walk

Flat 31 Hodgkin Court 2 Dobson Walk

Flat 20 Hodgkin Court 2 Dobson Walk

Flat 17 Hodgkin Court 2 Dobson Walk

Flat 16 Hodgkin Court 2 Dobson Walk

Flat 9 Hodgkin Court 2 Dobson Walk

Flat 8 Hodgkin Court 2 Dobson Walk

Flat 8 Mori Court 61 Edmund Street

Flat 5 Mori Court 61 Edmund Street

Flat 23 Hambling Court 42 Southampton Way

Flat 8 Hambling Court 42 Southampton Way

Flat 1 2A Cottage Green London

6 Durfey Place London Southwark

Flat 6 60 Southampton Way London

Flat 7 14 Coleman Road London

89 Edmund Street London Southwark

Flat 9 8 Benhill Road London

Flat 5 8 Benhill Road London

12 Benhill Road London Southwark

10 Benhill Road London Southwark

90 Southampton Way London Southwark

Room 9 75-77 Southampton Way London

Room 6 75-77 Southampton Way London

Room 12 75-77 Southampton Way London

111 Wells Way London Southwark

85 Wells Way London Southwark

Rear Of 35-39 Parkhouse Street London

Flat 24 Hodgkin Court 2 Dobson Walk

7 Parkhouse Street London Southwark

Flat 2 Leigh Court 1 Sam King Walk

Flat 8 Leigh Court 1 Sam King Walk

6 Rainbow Street London Southwark

6 Cottage Green London Southwark

9 Parkhouse Street London Southwark	3 Parkhouse Street London Southwark
2 Dowlas Street London Southwark	1 Parkhouse Street London Southwark
139 Wells Way London Southwark	4 Dowlas Street London Southwark
Unit 9 Burgess Industrial Park Parkhouse Street	89 Wells Way London Southwark
107 Southampton Way London Southwark	Flat 10 Dunvill Court 25 Benhill Road
Flat 5 Sullivan House 17 Benhill Road	Flat 3 Sullivan House 17 Benhill Road
Flat 5 Evison House 3 Benhill Road	Flat 7 Evison House 3 Benhill Road
Flat 22 Hambling Court 42 Southampton Way	Flat 1 Evison House 3 Benhill Road
Flat 26 Hodgkin Court 2 Dobson Walk	1 Benhill Road London Southwark
Flat 14 Hambling Court 42 Southampton Way	Maisonette Basement And Ground Floors 73B Southampton Way London
Flat 1 Kitaj Court 59 Edmund Street	Maisonette First And Second Floors 73A Southampton Way London
Room 5 75-77 Southampton Way London	Flat 19 Leigh Court 1 Sam King Walk
Flat 3 23 Chiswell Street London	Flat 17 Leigh Court 1 Sam King Walk
Ground Floor Flat 103 Southampton Way London	Flat 14 Hodgkin Court 2 Dobson Walk
Unit 6 First Floor Burgess Industrial Estate Parkhouse Street	Flat 10 23 Chiswell Street London
Ground Floor Rear Flat 4E 79 Southampton Way London	Flat 6 Hodgkin Court 2 Dobson Walk
Flat 4 8 Benhill Road London	Flat 15 Hambling Court 42 Southampton Way
17 Chiswell Street London Southwark	Flat 7 Windmill Court 121 Southampton Way
12 Chiswell Street London Southwark	Flat 5 23 Chiswell Street London
44 Southampton Way London Southwark	Flat 2 23 Chiswell Street London
Flat 2 119 Southampton Way London	8 Cottage Green London Southwark
Part Ground Floor 9-11 Cottage Green London	Flat 1A 60 Southampton Way London
7A Parkhouse Street London Southwark	Flat 1 14 Coleman Road London
Flat B 52 Rainbow Street London	75 Edmund Street London Southwark
39B Southampton Way London Southwark	Flat 1 8 Benhill Road London
	16 Chiswell Street London Southwark
	Flat 8 87 Edmund Street London
	79B Southampton Way London Southwark

34 Southampton Way London Southwark	Flat 9 60 Southampton Way London
46 Southampton Way London Southwark	Flat 3 47 Southampton Way London
39 Parkhouse Street London Southwark	77 Edmund Street London Southwark
13 Southampton Way London Southwark	98 Southampton Way London Southwark
Flat 2 8 Benhill Road London	Flat B 133 Wells Way London
Flat 4 Evison House 3 Benhill Road	33 Harris Street London Southwark
38 Rainbow Street London Southwark	9A Parkhouse Street London Southwark
Flat A 54 Rainbow Street London	3A Parkhouse Street London Southwark
15A Southampton Way London Southwark	31A Southampton Way London Southwark
First Floor Flat 5 Claremont Villas Southampton Way	15C Southampton Way London Southwark
Flat 30 Hodgkin Court 2 Dobson Walk	37 Parkhouse Street London Southwark
5-7 Southampton Way London Southwark	46 Rainbow Street London Southwark
Flat A 25 Southampton Way London	26 Rainbow Street London Southwark
50 Rainbow Street London Southwark	Flat 7 133-135 Southampton Way London
125 Wells Way London Southwark	Flat 5 133-135 Southampton Way London
37 Southampton Way London Southwark	85 Southampton Way London Southwark
Flat 5 113 Wells Way London	35 Southampton Way London Southwark
Flat 1 Newman House Southampton Way	75-77 Southampton Way London Southwark
33B Southampton Way London Southwark	Lesoco Camberwell Centre Southampton Way London
Flat 5 83 Tower Mill Road London	Flat 5 54 Southampton Way London
Flat 1 Dunvill Court 25 Benhill Road	Flat 2 54 Southampton Way London
6 Sam King Walk London Southwark	The Well Community Church Wells Way London
Flat 11 Hambling Court 42 Southampton Way	Flat Above 131 Southampton Way London
Flat 13 Hodgkin Court 2 Dobson Walk	10 Cottage Green London Southwark
Flat 5 Hodgkin Court 2 Dobson Walk	Flat 12 Leigh Court 1 Sam King Walk
12 Cottage Green London Southwark	Flat 7 Leigh Court 1 Sam King Walk
22 Benhill Road London Southwark	

29 Southampton Way London Southwark	Flat 3 Mori Court 61 Edmund Street
Flat 10 Mori Court 61 Edmund Street	69 Edmund Street London Southwark
Flat 7 23 Chiswell Street London	Flat 28 Hambling Court 42 Southampton Way
First Floor Flat 103 Southampton Way London	Flat 21 Hambling Court 42 Southampton Way
Flat 8 8 Benhill Road London	Flat 5 Hambling Court 42 Southampton Way
Flat 3 Newman House Southampton Way	Flat 3 Hambling Court 42 Southampton Way
39A Southampton Way London Southwark	Flat 4 47 Southampton Way London
Flat 22 Leigh Court 1 Sam King Walk	Flat A 133 Wells Way London
Flat 2 Kitaj Court 59 Edmund Street	Flat 2 47 Southampton Way London
Flat 2 Hambling Court 42 Southampton Way	Flat 5 Windmill Court 121 Southampton Way
Room 7 75-77 Southampton Way London	Flat 1 60 Southampton Way London
18 Benhill Road London Southwark	Flat 5 60 Southampton Way London
Unit 9 2-10 Parkhouse Street London	79 Edmund Street London Southwark
119 Wells Way London Southwark	11 Durfey Place London Southwark
The Flying Dutchman 156 Wells Way London	86 Southampton Way London Southwark
93 Southampton Way London Southwark	80 Southampton Way London Southwark
101 Southampton Way London Southwark	

**Re-consultation:**

**Appendix 5: 1<sup>st</sup> Consultation responses received - Planning  
Permission 21/AP/1254****Internal services**

Transport Policy

Transport Policy

Archaeology

Ecology

Environmental Protection

Highways Development and Management

Urban Forester

Design and Conservation Team [Formal]

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Transport Policy

Urban Forester

**Statutory and non-statutory organisations**

Environment Agency

London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing O

Metropolitan Police Service (Designing O



**Neighbour and local groups consulted:**

7a Parkhouse Street London SE5 7TQ  
 Top Flat 4 Claremont Villas  
 Southampton Way London  
 25 Rainbow Street London SE5 7TB  
 Flat 2 Collingwood House 3 Cottage  
 Green  
 Flat 1 3 Cottage Green London  
 50 Coleman Road Camberwell SE5 7TG  
 97 Wells Way London SE57SZ  
 27 Ashmore Close London SE15 5GY  
 62 denman road basement flat london  
 4a Vicarage grove London  
 10 St Giles Rd London SE5 7RL  
 126 Crystal Palace Rd London SE22  
 9ER  
 6 claremont villas southampton way  
 london  
 118 Benhill Road London Southwark  
 Top Flat 51 A Vicarage Grove London  
 18 grove lane London Se58st  
 Flat 26, 60 st George's way London  
 Se156qr  
 flat 2, 3 cottage green london se57st  
 76C Glengall Road London London  
 81A Grove Park London SE5 8LE  
 11a Parkhouse Street London SE5 7TQ  
 163 Havil Street London SE5 7SB  
 101 Wells Way London Se57sz  
 Flat 1 2a Cottage Green London  
 27 Rainbow Street Camberwell  
 LONDON  
 6 Dowlas Street London SE5 7TA

8 Barnwell House St Giles road London  
 69 Coleman Road London SE5 7TF  
 158 Don Phelan Close London SE5 7DB  
 38 Rainbow Street London SE5 7TD  
 1 Donato Drive London SE15 6BF  
 11 Ashmore Close London SE15 5GY  
 8b Grove Park London SE5 8LR  
 WWTRA c/o Trinity College Centre, 1  
 Newent Close London  
 flat 3 3 cottage green London  
 52 Vicarage Grove London SE5 7LP  
 52 Vicarage Grove London SE5 7LP  
 3 Lyndhurst Square London SE15 5AR  
 236b Camberwell New Road London  
 SE5 0RP  
 Flat 2 100 Newent Close London  
 3 Barrett Court 1 Dobson walk London  
 Sansom Street 35 London  
 128 Benhill Road London SE5 7LZ  
 35 Sansom Street, London SE57RD  
 LONDON SE5 7RD  
 81A Grove Park London SE5 8LE  
 Flat 8 133 Southampton Way  
 Camberwell SE5 7EW  
 99 Wells Way London SE57SZ  
 flat 3 3 Cottage Green London  
 3, Cottage Green Camberwell London

## Appendix 4: 2nd Consultation undertaken – Listed Building Consent 21/AP/1255

**Site notice date:** n/a.

**Press notice date:** 06/05/2021

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

**Neighbour consultation letters sent:** 13/05/2021

### Internal services consulted

Archaeology

Design and Conservation Team [Formal]

### Statutory and non-statutory organisations

Historic England

### Neighbour and local groups consulted:

49 - 65 Southampton Way London  
Southwark

First Floor Flat 79 Southampton Way  
London

Room 2 75-77 Southampton Way  
London

Room 1 75-77 Southampton Way  
London

Flat 5 Newman House Southampton  
Way

Ground Floor Front Flat 3C 79  
Southampton Way London

Flat 3 Newman House Southampton  
Way

First Floor Flat 5 Claremont Villas  
Southampton Way

6 Cottage Green London Southwark

Flat 1 Collingwood House 3 Cottage  
Green

Excluding Part Ground Floor 9-11  
Cottage Green London

64 Southampton Way London Southwark

Room 7 75-77 Southampton Way  
London

Ground Floor Rear Flat 4D 79 Southampton Way London	Part Ground Floor 9-11 Cottage Green London
Ground Floor And First Floor Flat 1 Cottage Green London	1 Cottage Green London Southwark
Ground Floor Flat 3 Claremont Villas Southampton Way	Flat 3 Collingwood House 3 Cottage Green
First Floor Flat 4 Claremont Villas Southampton Way	Flat 2 Newman House Southampton Way
First Floor Flat 2 Claremont Villas Southampton Way	6 Claremont Villas Southampton Way London
Ground Floor Flat 4 Claremont Villas Southampton Way	Ground Floor Flat 2 Claremont Villas Southampton Way
First Floor Flat 1 Claremont Villas Southampton Way	Ground Floor Flat 1 Claremont Villas Southampton Way
Flat 6 Newman House Southampton Way	Ground Floor Flat 5 Claremont Villas Southampton Way
Flat 4 Newman House Southampton Way	85 Southampton Way London Southwark
Flat 1 Newman House Southampton Way	First Floor Flat 3 Claremont Villas Southampton Way
69 Southampton Way London Southwark	75-77 Southampton Way London Southwark
12 Cottage Green London Southwark	Unit 1 Burgess Industrial Park Parkhouse Street
Room 8 75-77 Southampton Way London	Room 11 75-77 Southampton Way London
Room 5 75-77 Southampton Way London	Maisonette Basement And Ground Floors 73B Southampton Way London
79A Southampton Way London Southwark	Maisonette First And Second Floors 73A Southampton Way London
Flat 2 Collingwood House 3 Cottage Green	14 Cottage Green London Southwark
Ground Floor Rear Flat 4E 79 Southampton Way London	10 Cottage Green London Southwark
74 Southampton Way London Southwark	2 Cottage Green London Southwark
88 Southampton Way London Southwark	Flat 2 2A Cottage Green London
82 Southampton Way London Southwark	Flat 1 2A Cottage Green London
Second And Third Floor Flat 79 Southampton Way London	8 Cottage Green London Southwark
	62 Southampton Way London Southwark
	6 Southampton Way London Southwark

76 Southampton Way London Southwark	Room 6 75-77 Southampton Way London
79B Southampton Way London Southwark	Room 4 75-77 Southampton Way London
67 Southampton Way London Southwark	Room 3 75-77 Southampton Way London
90 Southampton Way London Southwark	Room 12 75-77 Southampton Way London
86 Southampton Way London Southwark	Room 10 75-77 Southampton Way London
84 Southampton Way London Southwark	
80 Southampton Way London Southwark	
78 Southampton Way London Southwark	
Room 9 75-77 Southampton Way London	

**Re-consultation:**

## **Appendix 5: 2nd Consultation responses received – Listed Building Consent 21/AP/1255**

### **Internal services**

Archaeology

Design and Conservation Team [Formal]

### **Statutory and non-statutory organisations**

#### **Neighbour and local groups consulted:**

Flat 1 3 Cottage Green London

97 Wells Way London SE57SZ



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OPEN

MUNICIPAL YEAR 2023-24

COMMITTEE: **PLANNING COMMITTEE (MAJOR APPLICATIONS) B**

NOTE: Original held in Constitutional Team; all amendments/queries to Gregory Weaver, Constitutional Team, Tel: 020 7525 3667

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