

# Planning Committee (Smaller Applications)

Tuesday 14 November 2023

7.00 pm

GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

## Membership

Councillor Cleo Soanes (Chair)  
Councillor Jane Salmon (Vice-Chair)  
Councillor Sabina Emmanuel  
Councillor Ketzia Harper  
Councillor Adam Hood  
Councillor Richard Leeming  
Councillor Richard Livingstone

## Reserves

Councillor Natasha Ennin  
Councillor Laura Johnson  
Councillor Sandra Rhule  
Councillor Charlie Smith  
Councillor Emily Tester

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## INFORMATION FOR MEMBERS OF THE PUBLIC

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### Access to information

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

### Babysitting/Carers allowances

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

### Access

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

### Contact

Beverley Olamijulo on 020 7525 7234 or email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 6 November 2023





# Planning Committee (Smaller Applications)

Tuesday 14 November 2023  
7.00 pm  
GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
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 - 4
	To approve as a correct record the minutes of the meeting held on 18 October 2023.	
6.	<b>DEVELOPMENT MANAGEMENT</b>	5 - 9

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>6.1.2</b>	<b>BELVOIR ROAD, LONDON SE22 0QY</b>	<b>10 - 58</b>
<b>6.2.</b>	<b>ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON SE22 8SU</b>	<b>59 - 94</b>

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

Date: 6 November 2023

## Planning Committee (Smaller 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 (smaller 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**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

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

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

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

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

**Please note:**

Those wishing to speak at the meeting should notify the constitutional team by email at [ConsTeam@southwark.gov.uk](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 7234



## **PLANNING COMMITTEE (SMALLER APPLICATIONS)**

MINUTES of the Planning Committee (Smaller Applications) held on Wednesday 18 October 2023 at 7.00 pm at GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Jane Salmon (Vice-Chair), in the Chair  
Councillor Adam Hood  
Councillor Richard Leeming  
Councillor Richard Livingstone

**OTHER MEMBERS PRESENT:** Councillor Sam Foster (Ward Councillor)  
Councillor David Watson (Ward Councillor)

**OFFICER SUPPORT:** Dennis Sangweme (Head of Development)  
Sadia Hussain (Senior Legal Officer)  
Mark Prickett (Principal Enforcement Officer)  
Lara Davison (Planning Officer)  
Winnie Wing Lam Tse (Planning Officer)  
Beverley Olamijulo (Constitutional Officer)

### **1. APOLOGIES**

Apologies for absence were received from Councillors, Cleo Soanes (Chair) and Sabina Emmanuel.

### **2. CONFIRMATION OF VOTING MEMBERS**

Those members listed above were confirmed as voting members of the committee.

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

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 6.1 – development management items
- Members pack.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

None were disclosed.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes for Planning Committee (Smaller Applications) meeting held on 11 September 2023 be approved as a correct record and signed by the chair.

#### **6. DEVELOPMENT MANAGEMENT**

Members noted the development management report.

##### **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 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.

#### **6.1 UNITS 6 AND 7, VIVO BUILDING, 30 STAMFORD STREET, LONDON SE1 9LQ**



**Planning application reference 23/AP/0351**

Report: See pages 10 to 62 of the agenda pack and addendum pages 1 – 2.

**PROPOSAL**

*For the amalgamation and change of use of Units 6 and 7 to Sui Generis Use (comedy venue with ancillary bar and restaurant facilities), erection of a mezzanine, with hours of use from 0800 to 0000 hours Sundays to Thursdays and 0900 and 0100 hours Fridays and Saturdays.*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

The objectors addressed the committee and responded to questions from members.

The applicant and their agents addressed the meeting and responded to questions from members.

There were no supporters present who lived within 100 metres of the development site.

Councillor David Watson spoke in his capacity as a ward councillor and responded to questions from members.

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

**RESOLVED:**

That planning permission be granted subject to the conditions set out in the report and addendum report.

**6.2 BURGESS PARK TENNIS CENTRE, 44 ADDINGTON SQUARE, LONDON SOUTHWARK SE5 7LA**

**Planning application reference 23/AP/0649**

Report: See pages 63 to 94 of the agenda pack and addendum pages 2 – 4.

**PROPOSAL**

*Retention of the café (Class E (b)) in the southern end of the pavilion building, associated with a refuse store and hardstanding to the south of the pavilion.*

The committee heard the officer's introduction to the report and members of the committee asked questions of the officers.

There were no objectors present at the meeting, wishing to speak.

The applicant addressed the meeting and responded to questions from members.

There were no supporters present who lived within 100 metres of the development site.

Councillor Sam Foster spoke in his capacity as a ward councillor. There were no questions from members of the committee.

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

**RESOLVED:**

That the planning permission be granted subject to the conditions set out in the report and addendum report.

The meeting ended at 8.30 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 14 November 2023	<b>Meeting Name:</b> Planning Committee (Smaller Applications)
<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 committees. The matters reserved to the planning 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**

#### **Assistant Chief Executive – Governance and Assurance**

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 assistant chief executive – governance and assurance, 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 assistant chief executive – governance and assurance. 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	

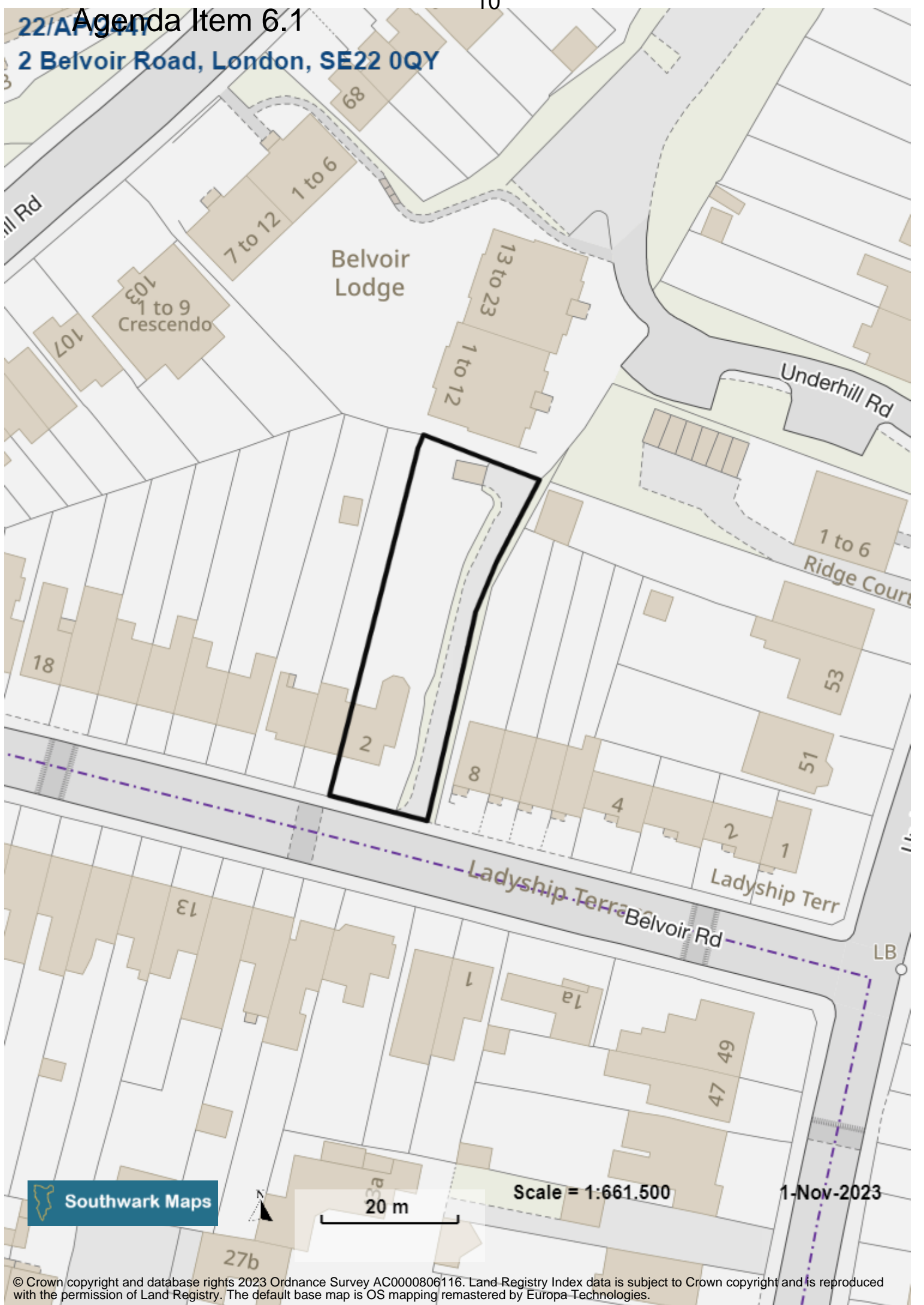
**AUDIT TRAIL**

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
<b>Version</b>	Final	
<b>Dated</b>	6 November 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>	6 November 2023	

# Agenda Item 6.1

## 22/A/B/C/D

### 2 Belvoir Road, London, SE22 0QY





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<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 14 November 2023	<b>Meeting Name:</b> Planning Committee (Smaller Applications)
<b>Report title:</b>	<b>Development Management planning application:</b> Application 22/AP/2447 for: Full Planning Application  <b>Address:</b> 2 Belvoir Road, London, SE22 0QY  <b>Proposal:</b> Erection of two storey three bedroom dwelling at rear with raised terrace, landscaping and parking, single storey extension to existing dwelling and associated alterations		
<b>Ward(s) or groups affected:</b>	Dulwich Hill		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	28.07.2022	<b>Application Expiry Date</b>	31.11.2023
<b>Earliest Decision Date</b>	21.09.2022		

## RECOMMENDATIONS

1. That planning permission is granted, subject to:
  - a) The conditions as set out in the report; and,
  - b) The completion of a Section 106 Legal Agreement.
2. That in the event that a legal agreement is not signed by 14 April 2024 the Director of Planning and Growth be authorised to refuse planning permission if appropriate.

## EXECUTIVE SUMMARY

3. The application is being reported to the Planning Committee (Smaller Applications) as it has received two call-in requests from ward councillors which have been agreed by the chair.
4. The application relates to a single storey rear extension to the existing dwelling

No. 2 Belvoir Road and the erection of a new 3 bedroom detached property in the rear garden with associated landscaping, refuse and cycle storage.

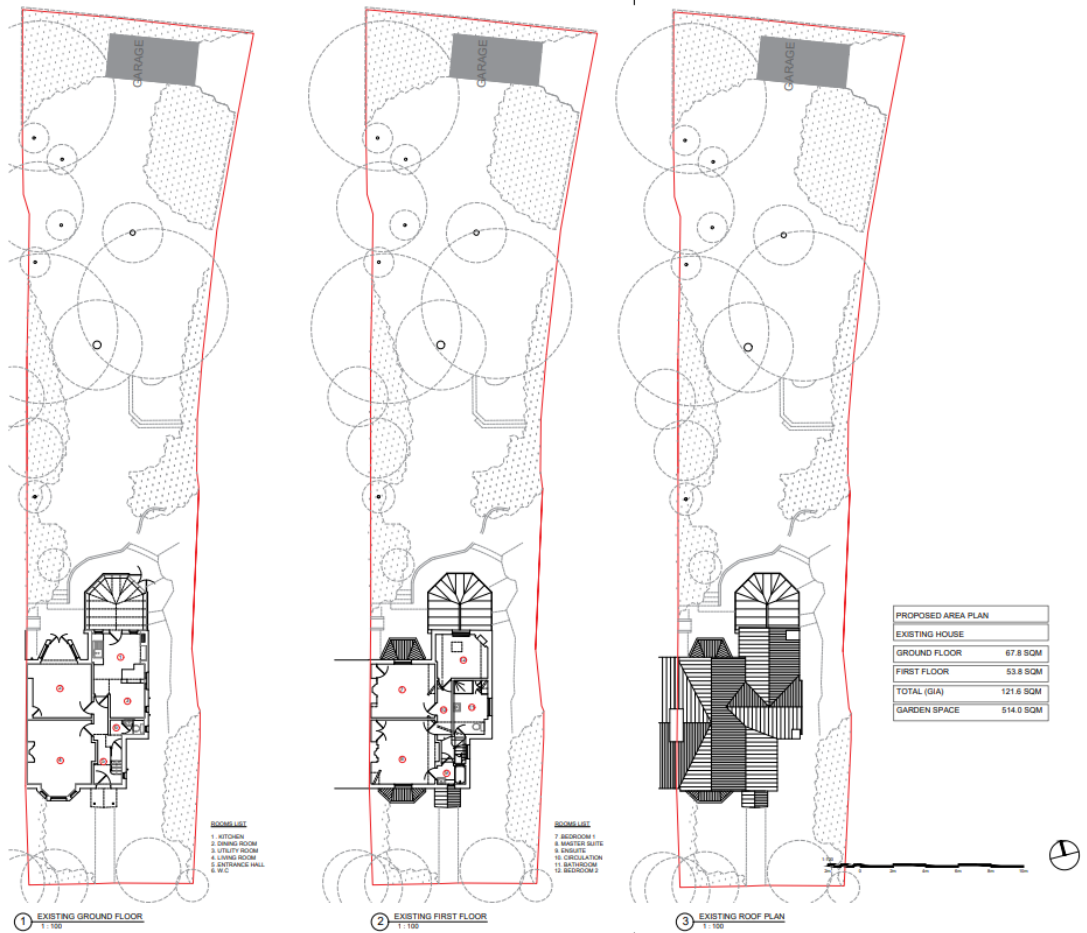
5. The principle of development is supported as the proposed residential land use has already been established on the site and the erection of a new dwelling would accord with the aims of the Southwark Plan (2022). The proposal would also provide a good quality of accommodation within the new dwelling and the existing extended dwelling. Adequate amenity space would also be provided for both the existing and proposed new dwelling.
6. Officers recognise that the proposed new dwelling would have an impact on the amenity of the nearby neighbour properties No 4 Belvoir Road and flats at Belvoir Lodge, however, from visiting the site and reviewing the submitted drawings the impact is not considered to be detrimental and is not considered to warrant a reason for refusal.
7. The development would provide 1 no. car parking space, dedicated cycle storage and refuse storage. The replacement tree planting and hard and soft landscaping within the site is considered to be acceptable.
8. It is recommended that planning permission is granted subject to conditions and completion of a Section 106 Legal Agreement to secure a financial contribution of £70,872 towards social and intermediate housing in the borough, a late stage review mechanism and s278 highways works.

## **BACKGROUND INFORMATION**

### **Site location and description**

9. The application site is located on the northern side of Belvoir Road and comprises a two-storey end of terrace dwelling. There is a small front garden and a large rear garden which slopes upwards towards Belvoir Lodge to the rear (north). At the far end of the rear garden, which is largely overgrown, is a single storey garage. There are also mature trees covered by TPOs within the rear garden.
10. A private access route runs along the southern side of the site providing pedestrian access to Belvoir Lodge to the east and vehicular access to the garage at 2 Belvoir Road. The access route is currently overgrown and has been subject to fly-tipping. It is not owned by the applicant, but they do have right of access and have served certificate B notice on the freeholder. It is also of note that the applicant does not own the main house site, however they have served the correct certificate B notice on the freeholder.





Existing floorplans



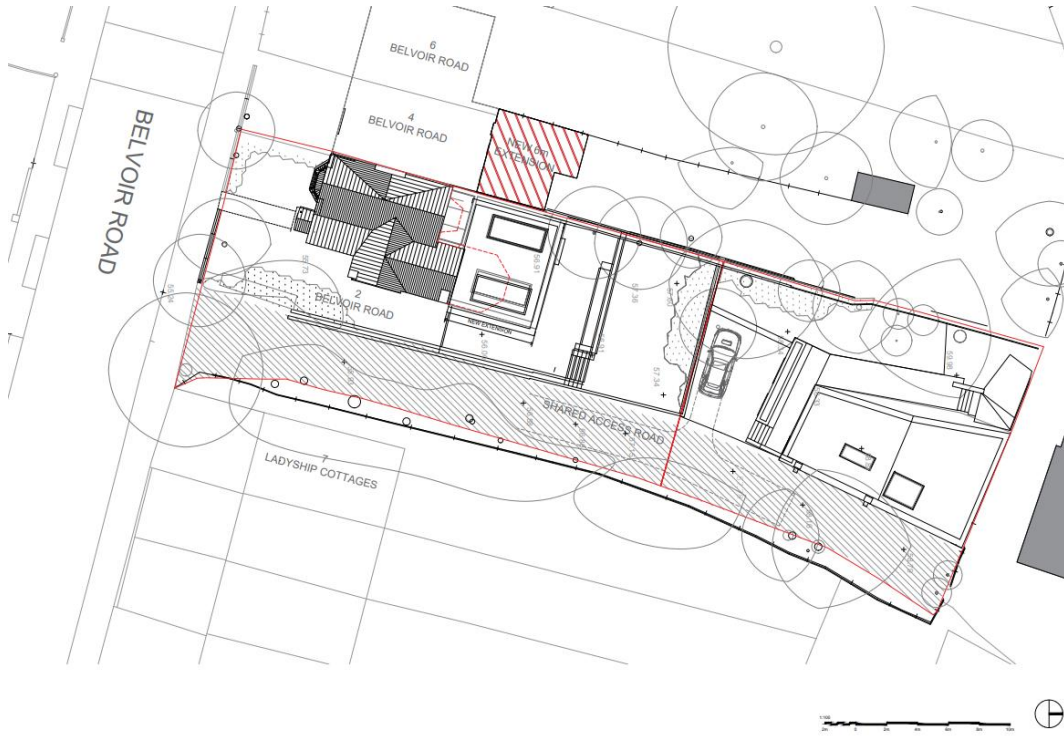
Existing elevations and site section

11. The site is located within a Public Transport Accessibility Level (PTAL) rating of 2. Whilst this is low, the site still has public transport connections with Forest Hill Overground Station and local buses routes in the locality.

12. The surrounding area is predominately residential. The properties along Belvoir Road are a mixture terraced, semi-detached and detached dwellings. Belvoir Lodge to the east is a flatted development located on an elevated position. The flats are arranged in two blocks and the primary access is from Underhill Road.
13. The building is not listed and the site is not located within a conservation area. The application site is subject to the following designations:
  - TPO No 645 covering the 1x pear, 2 x lime and 1 x cypress trees
  - Dulwich Area Vision
  - Air Quality Management Area
  - Critical Drainage Area
  - Suburban Zone South
  - PTAL 2

### **Details of proposal**

14. Planning permission is sought for the erection of a single storey rear extension to the existing dwelling and the erection of a two storey three bedroom dwelling in the rear garden area, with car parking, cycle parking, refuse storage and amenity space.
15. Amended plans have been received during the course of the application whereby the parking area for the new dwelling has been reduced so that only one space is provided. Additional information has also been received in relation to the materials and detailing of the proposed new dwelling.



Proposed site plan



Proposed floorplans





*Proposed elevations and section*

16. **Consultation responses from members of the public and local groups**
17. 22 contributions were received. Summarised below are the material planning considerations raised by members of the public:
18. Initial consultation 10 – 31 August 2022. Objections (16)

#### Trees and ecology:

- Results in the loss of trees and there does not appear to be a proposal to replace this tree. The proposal should include more mature trees to be planted
- Ecology – there are bats within the trees
- The loss of tree could affect the stability of the boundary
- Used by a range of bird species including the rare Firecrest

#### Overlooking and loss of light:

- Due to the topography of the site and its elevated nature, the proposal would allow direct and wide views into the first floor bedroom windows. The proposal does not consider the windows directly overlooking neighbouring properties and the impact of the height and massing, particularly the close proximity of the ground floor and first floor windows in the new dwelling.
- Overlooking and privacy issues
- Kitchen window on the first floor southern elevation would both overlook the proposed building and be affected by its presence

- No daylight/sunlight assessment has been undertaken to assess the impact on 1-12 Belvoir Lodge
- Only 4m away from the first floor windows (serving kitchens) of flats 1 and 2 which are on the ground floor of 1-12 Belvoir Lodge
- Measurements should have been provided to understand the relationship with the windows at Belvoir Lodge
- Lack of Right of Light survey

#### Design:

- Butterfly roof presents an unnaturally high edge on its back slope
- There is an opportunity to sink the development into the surrounding ground rather than site on top
- A single storey building would be more appropriate
- Will appear incongruous and is out of character with the prevailing pattern of development
- No landscaping plan has been submitted and insufficient details of the boundary treatments

#### Access road:

- The shared access road does not form part of the development site, the developer has no legal right to maintain, improve or repair this road. The outlined area of the road implies that it does
- 2 Belvoir Road only has rights to use the path to access their existing garage. The leaseholders of Belvoir Lodge are responsible for the upkeep of the path
- The proposed drawings show two cars – the second car would obstruct the path
- Will generate significant additional use and related maintenance costs, it is unreasonable for these costs to fall on the owners of Belvoir Lodge when the additional maintenance is created by 2 Belvoir Lodge
- No tracking plans have been provided

#### Noise and disturbance:

- More activity on the site
- During the construction phase

#### Other matters:

- Notification of the proposed development was not long enough and no site notices were displayed
- Flood risk and effect of surface water and foul drainage have not been sufficiently addresses as part of the application.

#### 19. Re-consultation 3 – 31 January 2023 Objections (6):

- The revised plans are not materially different from the previous plans and

have not taken into consideration any of the comments and concerns raised by neighbours

- The new building will obscure view and impede the light amenity of flats 1 and 2. The rear elevation of the roof is unnaturally high and unnecessarily raised
- Would like to reiterate the legal land ownership problem, the applicant does not own the access path, our Freeholder does, but lessees have an obligation to maintain the path. The applicant has not engaged with this issue and we would not allow the applicant to reconstruct this path as is shown on the plans or run conduit within it
- The building is too close to an existing building (Belvoir Lodge)
- Parking at this address would inhibit legal right of access from Belvoir Lodge
- Mature trees will be removed according to proposal, which will affect the view and wildlife (bats and rare birds)
- Permission has not been sought for construction vehicles to use the access path. This will make access for Belvoir Lodge residents unsafe and impossible.

### **Planning history**

20. Pre-application advice was sought in March 2022 for the extension of the existing property and the erection of two properties to the rear. It was considered that there was not enough space to the rear to accommodate the additional properties and that the development should be restricted to one additional dwellinghouse.
21. See Appendix 1 for any other relevant planning history of the application site.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

22. The main issues to be considered in respect of this application are:
  - Principle of the proposed development in terms of land use
  - Affordable housing and viability
  - Quality of residential accommodation
  - Fire safety regulations
  - Design quality

- Landscaping and trees
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Refuse storage
- Energy and sustainability
- Ecology and biodiversity
- Air quality
- Flood risk
- Mayoral and borough community infrastructure levy (CIL)
- Community impact and equalities assessment
- Human rights
- Carbon concurrent; and
- Positive and proactive statement.

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

### **Legal context**

23. 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 Southwark Plan 2022 and the London Plan (2021).
24. 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**

25. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 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 4. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

## **ASSESSMENT**

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

26. The proposal seeks to extend an existing dwelling and construct a new two storey detached dwelling within the rear garden. The principle of the extension to the existing dwelling raises no land use issues, although the development should demonstrate good quality design and should not adversely impact the amenity of neighbours.
27. In relation to the construction of a new dwelling within the rear garden, the proposed residential land use has already been established on the site therefore the principle of the proposed development is considered acceptable and accords with the aims of the Southwark Plan (2022).

### **Affordable housing and viability**

28. Policy P1 'Social rented and immediate housing' of the Southwark Local Plan (2022) requires all development that creates 9 homes or fewer to provide the maximum amount of social rented and immediate homes. Should this not be provided, a financial contribution towards the delivery of new council social rented and intermediate homes would be accepted as an in-lieu payment. This would be based upon 35% of the habitable rooms within the development.
29. The applicant has provided a viability assessment for the site which concludes that it is not viable for it to deliver affordable housing. The applicant has engaged with the planning authority in paying for a financial viability review which has been conducted by a third part assessor. Strettons have concluded in their report dated September 2023 that the scheme can support a financial contribution of £70,872 towards social and intermediate housing in the borough and secured in the Section 106 Legal Agreement.
30. In cases where a contribution of less than £100,000 per habitable room can be made towards social and intermediate housing it is necessary to include a late stage review obligation in the s.106 legal agreement. The late stage viability review would be of the build costs and sales value before completion to ensure that the maximum affordable housing contribution is secured in accordance with the requirements of Policy P1. The late stage viability review clause for small sites has been drafted by our legal team and is standardised for all Section 106 legal agreements. If at this stage the council's viability review demonstrates that a higher contribution than the initial viability assessment is viable, the difference must be paid on or before occupation.

### **Quality of residential accommodation**

31. Space standards

<b>Schedule of accommodation for new dwelling (3 bed 6 person)</b>			
<b>Room</b>	<b>Floor area (sq. m)</b>	<b>Minimum floor area requirement (sqm)</b>	<b>Complies (YES/NO)?</b>
Kitchen/Living/Dining	61.43	27	Yes
Bedroom 1 (shown as double)	15.92	12	Yes
Bedroom 2 (shown as double)	11.93	12	Yes
Bedroom 3 (shown as double)	18.95	12	Yes
Bathroom	6.47	3.5	Yes
Built-in storage		2	Yes
<b>Dwelling</b>	<b>Area (sq. m)</b>	<b>Minimum area requirement (sqm)</b>	<b>Complies (YES/NO)?</b>
Gross Internal Floor Area	142.4	102	Yes
Private outdoor space	77	50	Yes and amenity space retained for existing dwelling c. 122sqm.

32. The plans submitted indicated that the proposed new dwelling would meet the Nationally Described Space Standards in accordance with Policy P15 (Residential Design) of the Southwark Plan (2022). In addition, all individual room sizes meet the recommended minimum standards as set out in the Residential Design Standards SPD (2015).

### Outlook and daylight/sunlight

33. The proposed rear extension to the existing dwelling is not considered to affect the daylight or sunlight within the property.
34. The proposed new dwelling would be dual aspect with outlook perspectives to the east and south. There would also be adequate cross ventilation which would allow for suitable thermal comfort.

### Amenity

35. The proposal would result in the subdivision of the garden of the existing dwelling. The technical update to the Residential Design Standards (2015) states that a minimum of 50m private garden space should be provided for dwellings, the garden should be at least 10m in length, and should also extend across the width of the dwelling.
36. The existing dwelling would retain a garden of c.122 sqm with a depth of at least 10m in accordance with the Residential Design Standards SPD (2015) guidance.
37. The new dwelling would have a private garden area of at least 77sqm (excluding the parking area and raised platform around the edge of the dwelling). Whilst the depth would be less than 10m when measured from the western elevation of the dwelling to the western boundary of the site, it would measure at least 10m in length north-south which is considered adequate to ensure a good quality of amenity for future residents.
38. Overall a good quality of amenity space would be provided for both the existing and proposed new dwelling.

## **Fire safety regulations**

### Policy D12 (A) of the London Plan (2021)

39. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).

Summary of information contained in the Planning Fire Safety Strategy:

The submitted fire statement has been completed by Anthony Jones of Fire Risk Assessment Limited. The existing house is not over 11m in height therefore there is no requirement for a residential sprinkler system to be installed. In relation to the new dwelling due to the open plan layout of the ground floor and limited access for fire service vehicle to the property there is a requirement for a suppression system to be fitted in accordance with BS 9251:2014 or BS 8458:2015.

The stairway within the existing dwelling is open therefore all habitable rooms are required to be fitted with FD30 fire doors. The stair way within the garden house is also open therefore FD30 fire doors will also be required for all habitable rooms. Smoke detection is required to be installed and heat detection within the kitchen.

The dwellings are both required to be compartmented to 60 minutes to give fire protection to neighbouring dwellings.

There are two means of escape from the ground floor for the existing and new dwelling. There is only one means of escape at first floor level.

Access for the fire services will be from Belvoir Road.

40. 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.
41. A Fire Statement has been provided for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

### **Design quality**

42. The application site is not located in a conservation area and there are no listed buildings within the vicinity of the application site. The two elements of the proposal are discussed below:

#### Single storey rear extension to 2 Belvoir Road

43. The proposed single storey rear extension at No 2 Belvoir Road would project 5.8m from the rear elevation of the dwelling and would extend across the full width of the rear elevation. It would have a maximum height of approximately 3.1m. Although the extension would be a substantial addition to the existing dwelling as it would be positioned on the rear elevation it is not considered to have a detrimental impact on the appearance of the dwelling from the streetscene of Belvoir Road.
44. The extension would be visible from the access route which runs along the eastern boundary of the site, however given the range of extensions and styles of properties within the vicinity it is not considered to detrimentally impact the character or appearance of the area. Likewise, there would be a sufficient separation distance between the extension and the access route to allow for planting and screening.
45. The council’s design officer has commented that the overall design of the extension would be acceptable and that a condition should be attached to any



consent requiring details of materials to be submitted prior to commencement of this element of the proposed development.

New dwelling within the rear garden

46. The proposed dwelling is considered to be of a scale that would be acceptable and has addressed the comments raised during pre-application discussions in regards to massing.
47. The design officer raised some initial concerns regarding the materiality of the proposed dwelling, whereby it was considered to read as a “concrete development” which was at contrast to the surrounding area which comprises of brick with decorative stucco. Following receipt of these comments, Officers requested amendments to the finish of the proposed materials and detailing.

48. The design was amended and five options were submitted for the materiality of the new dwelling. These have been reviewed by the design officer. The most appropriate option is considered to be No. 4 which includes two textures of brick and would be more appropriate in the site context.



Option 4

49. Following receipt of this additional information it is recommended that a condition is attached to ensure samples of materials to be submitted.

### **Landscaping and trees**

50. The application site contains a number of mature trees and hedges, some of which are covered by TPOs. The proposed development results in the loss of 5no. trees (T21, T22, T23, T27 and T28). There would also be some impact on the TPO trees during the construction. All of the TPO trees would be retained, however, crown lift up to 3.5m is required to T01, T02, T03, T04, T05 and T31. Cut back of 2m to T05 is required to create clearance for the proposed development.
51. The submitted Arboricultural Impact Assessment explains that pile and beam foundations will be used to avoid impact of the proposed foundations on T04, T05, T16 and T20 and all retained trees will require tree protection barriers around the Root Protection Areas.
52. The proposal is considered acceptable in principle subject to pre-commencement conditions requiring the tree protection measures to be installed prior to the commencement of development and requiring the planting of 2no. new trees (T21 and T22) within the site to mitigate for the loss of the TPO Category C trees on a 1 in 1 out basis, in keeping with current guidance. The other trees noted for removal, 2 overgrown hedgerow groups (T23 and T28) and a small Cabbage Palm (T27) are negligible in terms of amenity.

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

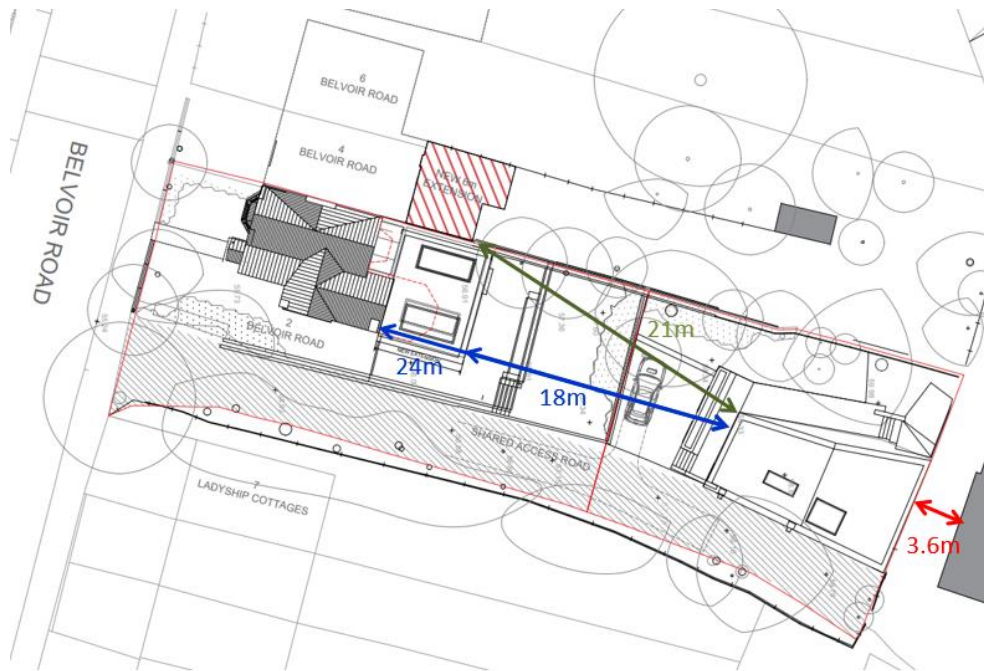
53. A number of concerns have been raised by residents regarding the impact of the proposed development on amenity. The two elements of the proposal are discussed below.

#### Single storey rear extension to 2 Belvoir Road

54. The property most likely to be affected by the proposed single storey rear extension would be No. 4 Belvoir Road, located to the west of the application site. It is of note that Prior Approval Notification Application for a larger home extension has been granted for a single storey rear extension which projects 6m from the rear of the property 5.4m in width, with a height of 3m to the eaves and a maximum height of 4m. The permitted extension was under construction when the planning officer undertook their site visit.
55. The proposed single storey rear extension to the existing property would project

5.8m from the rear elevation of the dwelling and would extend across the full width of the rear elevation. Although the extension would be a substantial addition to the rear of the property, given the consent for the extension at No. 4 Belvoir Road the proposed development is not considered to result in detrimental harm to the resident's amenity in terms of overshadowing or loss of light. The 45 degree test would also be met as it would only project a further 0.4m beyond the extension at No. 4 Belvoir Road. As a result the proposed extension at No 2 Belvoir Road is not considered to detrimentally impact the amenity of the adjoining property.

### New dwelling within the rear garden



*Marked up site plan showing separation distances*

### *No. 2 Belvoir Road (existing dwelling)*

56. The proposed new dwelling would be located within the rear garden of No. 2 Belvoir Road. A separation distance of 18m would be maintained between the proposed rear extension at No. 2 Belvoir Road and the new dwelling, at first floor level the separation distance would be 24m. Whilst there would be windows on the southern elevation of the new dwelling, these would be secondary windows to the kitchen/living room and first floor bedroom. It is recommended that these windows are obscure glazed to prevent any direct overlooking on the retained amenity area of No. 2 Belvoir Road.
57. In relation to overbearing impact, due to the change in levels whereby the site slopes up to the north the proposed new dwelling would sit above the existing dwelling. Whilst this could cause some overbearing impact it is proposed that

the existing trees and landscaping will be maintained to provide a buffer between the new dwelling and retained garden area for No 2 Belvoir Road.

58. Overall it is considered that the proposal would not detrimentally impact the amenity of No. 2 Belvoir Road.

*No. 4 Belvoir Road*

59. No. 4 Belvoir Road is located to the west of the application site and has recently undergone renovation and extension including a single storey rear extension.
60. Concerns have been raised in relation to the impact of the proposed new dwelling on the rear elevation of No. 4 Belvoir Road in regards to overlooking, loss of privacy and loss of light. There would be a separation distance of 21m from the corner of the new dwelling to the nearest corner of the extension at No 4, which accords with the guidance in the Residential Design Standards SPD (2015). Whilst the proposed new dwelling would be on an elevated position due to the topography of the site, it is considered on balance that the additional screening and planting that is proposed along the shared boundary would assist in mitigating harm to the amenity of the neighbouring property.
61. There would also be a separation distance of 6m from the nearest edge of the new dwelling and the shared boundary with No. 4 Belvoir Road, which is considered sufficient to reduce any significant overbearing impact on the garden area. Although there could be some overshadowing in the morning, the orientation of the dwelling would still allow adequate daylight to reach the end of the garden in the afternoon.

*Belvoir Lodge - Flatted Development*

62. Concerns have been raised by residents in relation to the impact of the proposed new dwelling on the flatted development, particularly the ground floor windows serving Flats 1 and 2 as only a gap of c. 3.6m would be retained between the new dwelling and side elevation of Belvoir Lodge. Officers undertook a site visit with neighbours to understand the concerns and assess the relationship between the new dwelling and the existing flatted development.
63. Given the scale of development being proposed it is not a validation requirement to submit a daylight and sunlight assessment with the application. Officers requested further information from agent to understand how daylight and sunlight impact has been considered. The agent provided the following comments on 16 February 2023 in regards to the impact on Belvoir Lodge:

The nearest building is Belvoir Lodge to the rear of the site. This is a three-storey building which is in an elevated position in relation to the application site

and proposed new dwelling. The building has some small side facing windows. These serve small kitchens of the flats. The kitchens are too small to be considered habitable rooms themselves and these windows are secondary. The primary windows on the principal elevation are completely unaffected by the development.

The land levels also mitigate any impact. As shown on proposed west elevation (B-B) on drawing 0164-KAA-XX-XX-DR-A-S1-P2-0103 P3, the first and second floor windows are completely unaffected by the development. Those at the ground floor, are already compromised to a degree given their relationship with the boundary. On the basis that the windows serve secondary/non-habitable spaces the proposed development is not considered to result in unacceptable harm to the residential amenities of the neighbouring flats.

64. The Residential Design Guide SPD (2015) states that residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties. As stated by the agent, and confirmed with neighbours, the closest windows within Belvoir Lodge serve kitchens which measure c.6sqm, many of which have now been opened up into the wider living/dining area. The kitchens would not meet the minimum standards for a habitable room and therefore are considered to be secondary windows, with the wider living/dining rooms being served by principal windows on the eastern elevation of the block. The primary windows to these rooms would not be affected by the proposed development.
65. Overall it is considered on balance that the overall impact caused by the new dwelling on Belvoir Lodge would be limited and would not warrant a reason for refusal.

## **Transport and highways**

66. The application site has a PTAL rating of 2. Despite this low score there are still good connections to public transport within the vicinity. There are no controlled parking zones (CPZ) along Belvoir Road or the surrounding roads.

### Car parking

67. Policy P54 'Car Parking' of the Southwark Local Plan (2022) states that where off street car parking spaces are proposed, the number of spaces should be determined by considering the anticipated demand for the parking spaces and the tenure of the development and the quality and accessibility of the local public transport network and the access to local amenities.
68. The residential car parking standards for sites within PTAL Zone 2 should provide:

- A maximum of 0.5 spaces per home

69. Initially two parking spaces were shown for the new dwelling, however concerns were raised with the overprovision. Therefore, during the course of the application amended plans were received reducing the frontage car-parking area so that it can only accommodate a single vehicle. The revised proposal is therefore considered to be acceptable in this regard.

### Access

70. Comments have been raised by the residents of Belvoir Lodge regarding the use and maintenance of the access route along the side elevation of 2 Belvoir Road. Officers have queried this with the applicant and as per paragraph 10 of this report it has been confirmed that the applicant has right of access over this land. For the purpose of the planning application officers can confirm that the correct Certificate B has been served on the Freeholder of the access route/strip of land.
71. The maintenance of this land is responsibility of the residents of Belvoir Lodge, the future maintenance of this land would be a separate legal matter that would need to be agreed with the interested parties.
72. The applicant has been advised by officers that all relevant parties would need to be signatories to the Section 106 Legal Agreement. The applicant has confirmed that they are aware of this and would like to proceed with the determination of the planning application by the planning committee.

### Cycle parking

73. Policy P53 'Cycling' of the Southwark Local Plan (2022) requires residential developments with PTAL scores of 2 to provide:
- A minimum 2 spaces per two or more bedroom dwellings.
74. Initially cycle parking was shown at the end of the access road and it was unclear as to how many space would be accommodated on the site. Amended plans were submitted showing that the new and existing dwelling would both have a cycle store which could accommodate at least 2no. bicycles. It is considered that full details of the cycle stores should be conditioned.

### **Refuse storage**

75. Dedicated waste storage has been provided for both the existing and new dwellings which would be met by local collection arrangements comparable to

the existing dwelling.

## **Energy and sustainability**

76. Given the scale of the development an Energy Assessment is not required as part of the validation requirements, however, the applicant has provided information within the Design and Access Statement to demonstrate how the proposed new dwelling will accord with the energy hierarchy (Be Lean, Be Clean and Be Green) in Policy P70 of the Southwark Plan (2022).
77. The building design has incorporated passive energy measures to reduce energy demand, this includes; high efficient lighting systems and controls, natural daylight to limit the need for artificial lighting, super-insulated walls, floors and roofs will help to avoid overheating in the summer months. Whilst low carbon energy generation has been explored, there are no suitable technologies for this site. Overall given the scale of development, it is considered that the proposal would meet the aims and objectives of Policy P70.

## **Ecology and biodiversity**

78. A Preliminary Ecological Appraisal and Preliminary Roost Assessment has been undertaken which concludes that the habitat to be impacted by the re-development work is of low ecological value. It concludes that an Ecological Enhancement Plan should be provided to secure new wildlife friendly planting on site and the creation of new bird/bat/insect/hedgehog boxes to secure net-gains for biodiversity. It is also recommended that precautionary measures of working are employed for birds, herpetofauna and small mammals during the works and that light mitigation is recommended for the developed site to avoid an increase in levels of light pollution and impacts on local wildlife.
79. Overall the preliminary appraisal is accepted and no further surveys are required. It is proposed that a pre-commencement condition is attached to ensure the proposed mitigation is included within an agreed ecological enhancement plan prior to any construction commencing on-site.

## **Air quality**

80. The application site is within the AQMA (Air Quality Management Area) and an Air Quality Neutral Assessment has been submitted with the application. There has been a change in the guidance for Air Quality Neutral Assessments since the application was submitted therefore an amended report was submitted in October 2023 to refer to the new guidance.



## Water resources and flood risk

81. The application site is located within a designated Critical Drainage Area, which indicates that there are drainage issues in the area. A Flood Risk Assessment and Surface Water Management Report has been submitted with the application which is considered acceptable.

## Planning obligations (S.106)

Planning obligation	Mitigation	Applicant's position
<b>Housing, Viability and Amenity Space</b>		
Affordable housing contribution	A contribution of £70,872 towards social and intermediate housing in the borough	Agreed
Affordable housing Late stage review	Late stage review mechanism	Agreed
<b>Transport and highways</b>		
Highways works s278	Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles.	Agreed

## CIL

83. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is £53,779.64. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

## Community impact statement / Equalities Assessment

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

85. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
86. 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.

### **Human rights implications**

87. 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.
88. This application has the legitimate aim of providing new homes and improved employment space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Carbon concurrent**

89. This application has taken measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.
90. These measures are summarised in the table below:

<b>Net carbon zero: summary table</b>	
Are carbon emission reductions covered in the main report?	No. The proposed development is a minor development and therefore is not required to provide minimum on site carbon saving figures.
Be Lean measures (energy efficient design and construction)	The building design has incorporated passive energy measures to reduce energy demand, this includes; high efficient lighting systems and controls, natural daylight to limit the need for artificial lighting, super-insulated walls, floors and roofs will help to avoid overheating in the summer months.
Be Clean measures (low carbon energy supply)	While low carbon energy generation has been explored, there are no suitable technologies for this site.
Be Green measures (on site renewable energy generation and storage)	All available technologies for renewable energy have been explored.
Any other comments	A new house will be subject to up to date building regulations for energy efficiency

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

91. 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.
92. 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:
- Greener Buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial

offices and private property development. They cover scope one and two emissions.

- Active and Sustainable Travel: these actions relate to surface transport across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.
- A Thriving Natural Environment: these actions relate to the maintenance and security of the borough's natural environment e.g., increasing tree canopy coverage.
- A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
- Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV.

93. The following action points have identified as relevant to this planning application:

Priority area:	<b>Thriving Natural Environment</b>
Theme:	Building and development works alongside and enhances our natural environment
Officer commentary	Conditions are recommended to ensure compliance with the mitigation proposed in the ecological assessment.
Priority area:	<b>Active and Sustainable Travel</b>
Theme:	Making cycling and walking easier
Officer commentary:	The new house will provide cycle parking

### **Positive and proactive statement**

94. 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.
95. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

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

96.	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

97. Overall, the proposed development would be of high quality design and would provide a good quality of accommodation for both future and existing residents. Whilst there would be some overbearing impact caused by the new dwelling on the existing properties on Belvoir Road and at Belvoir Lodge, as a result of the sloping topography of the site, the overall impact is not considered to be detrimental to the amenity of the neighbouring residents and does not warrant a reason for refusal.
98. The proposal would provide 1no. on site parking space and dedicated cycle and refuse storage. There would also be replacement tree planting, hard and soft landscaping within the site.
99. The proposal would make a financial contribution of £70,872 towards social and intermediate housing in the borough in accordance with Policy P1 of the Southwark Plan (2022).
100. It is therefore recommended that planning permission is granted subject to conditions and completion of a Section 106 Legal Agreement.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2562-2 Application file: 22/AP/2447 Southwark Local Development Framework	Environment, Neighbourhoods & Growth Department	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone:

and Development Plan Documents	160 Tooley Street London SE1 2QH	020 7525 0254 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>
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## APPENDICES

No.	Title
Appendix 1	Recommendation
Appendix 2	Planning Policies
Appendix 3	Relevant planning history
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Steve Platts, Director of Planning and Growth	
<b>Report Author</b>	Zoe Brown, Team Leader – Major Applications and New Homes	
<b>Version</b>	Final	
<b>Dated</b>	30 October 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 of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
<b>Date final report sent to Constitutional Team</b>	30 October 2023	

**APPENDIX 1****Recommendation**

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Mr Patel Belvoir Property Services	<b>Reg. Number</b>	22/AP/2447
<b>Application Type</b>	Minor application		
<b>Recommendation</b>	GRANT subject to Legal Agreement	<b>Case Number</b>	2562-2

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

Erection of two storey three bedroom dwelling at rear with raised terrace, landscaping and parking, single storey extension to existing dwelling and associated alterations

2 Belvoir Road London Southwark SE22 0QY

**In accordance with application received on 8 July 2022 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

PROPOSED LOCATION PLAN-P3 0100 REV P3 received 21/12/2022

PROPOSED SITE PLAN - P3 0101 REV P3 received 21/12/2022

PROPOSED ELEVATIONS - P3 0103 REV P3 received 21/12/2022

PROPOSED SECTIONS - P3 0104 REV P3 received 21/12/2022

## Other Documents

### **Time limit for implementing this permission and the approved plans**

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

Reason:

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

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

3. D/CEMP

No development shall take place, including any works of demolition, until a written D/CEMP for the site has been devised. The D/CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the D/CEMP shall be available on site at all times and shall include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- o Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;



- o Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to 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

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

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2023.

#### 4. Arboricultural Method Statement

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

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

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

pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

3. Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. This should include a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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. All foundation depths should, as a minimum, concord with NHBC 4.2.13, or be as engineer designed.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

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

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework (2023) 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 Southwark Plan 2022: P56 Protection of amenity; P57: Open space; P58: Open water space; P59: Green infrastructure, P66 Reducing noise pollution and enhancing soundscapes, P13: Design of places; P14: Design quality; P15: Residential design, P20: Conservation areas; P21: Conservation of the historic environment and natural heritage and P60 Biodiversity.

**Permission is subject to the following Grade Condition(s)**

5. Tree planting strategy

Prior to above ground works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Details of a management plan, responsibilities and maintenance schedules shall be submitted to and approved by the Local Planning Authority.

This shall include an irrigation schedule 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. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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; BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard, and Trees and Design Action Group guidance.

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

Reason:

So that the Council may be satisfied that the proposed tree planting scheme is in accordance with The National Planning Policy Framework (2023). Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

## 6. Details of means of enclosure

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 (2023); 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).

## 7. Cycle storage details

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023);

Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

8. Refuse storage details

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse storage facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that 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 (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

9. Sample materials/panels/boards

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

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

10. The following measures for the mitigation of impact and enhancement of biodiversity, set out in the preliminary ecological report by Arbtech, will be implemented in full prior to the new development being occupied.

- Nest boxes,
- Native Planting,
- Wildlife Pond,
- Habitat Bat Box Schwegler 1FR Bat Tubes into the fabric of the building 3-5m above ground in a south/south-westerly direction;
- Stag beetle loggery,
- Hedgehog house;
- Small mammal gaps (13cm x 13cm) in the new fencing every 20m; and,
- Invertebrate hotels/bee bricks.

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

11. Obscure glazing to be provided

The ground floor kitchen window and first floor bedroom window on the southern elevation of the proposed new dwelling building shall be obscure glazed and fixed shut up to a height of 1.7m above the floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at from undue overlooking in accordance with Chapter 8

(Promoting healthy and safe communities) of the National Planning Policy Framework (2023); 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)**

12. Removal of permitted development rights

Notwithstanding the provisions of Schedule 2, Part 1 Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the new dwelling hereby permitted shall be carried out.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Chapter 12 (Achieving good design) of the National Planning Policy Framework (2023); Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).

13. Roof to be used only in emergency

The roof of the single storey extension hereby permitted at 2 Belvoir Road shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

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

14. Residential internal noise levels

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

Bedrooms - 35dB LAeq T†, 30 dB LAeq 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 sources 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 2023.

**Permission is subject to the following Special Condition(s)**

15. Contaminated land - further findings

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

Reason:



There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified, 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 2023.

## **Informatives**

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
- 3 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

- 4 Pedestrian sightlines must be created and retained in perpetuity for the access at the point of its interface with the public highway. A bare minimum 1.5m x 1.5m sightline on either side of the vehicular access road must be provided and demonstrated on a submitted plan. All masonry, planting and other features within this area must be designed to be no higher than 0.6m.

## APPENDIX 2

### Planning Policies

#### National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published in September 2023 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 relevant chapters from the Framework are:

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

#### The London Plan 2021

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

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy D12 Fire safety
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Delivering affordable housing
- Policy G1 Green infrastructure
- Policy G4 Open space
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

### **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:

- Policy SP1 Homes for all
- Policy P1 Social rented and intermediate housing
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P15 Residential design
- Policy P18 Efficient use of land
- Policy P50 Highways impacts
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy

### **SPDs**

Of relevance in the consideration of this application are:

- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)
- 2015 Technical Update to the Residential Design Standards (2011)
- Affordable Housing SPD (2008)
- Development Viability SPD (2016)

**APPENDIX 3****Relevant planning history**

Reference and Proposal	Status
CE/22/0297 Viability advice 22/AP/2247	CE Response 14/10/2022

## Consultation undertaken

**Site notice date:** n/a.

**Press notice date:** n/a.

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 09/01/2023

### Internal services consulted

Environmental Protection

Community Infrastructure Levy Team

Urban Forester

Design and Conservation Team [Formal]

Transport Policy

Flood Risk Management & Urban Drainage

Ecology

Highways Development and Management

Highways Development and Management

### Statutory and non-statutory organisations

#### Neighbour and local groups consulted:

8, LADYSHIP TERRACE, BELVOIR ROAD, LONDON, SE22 0QQ

3, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

7, BELVOIR ROAD, LONDON, SE22 0QY

4, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

1, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

5, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

2, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

6, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

7, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

8, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

9, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

10, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

11, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

12, BELVOIR LODGE, UNDERHILL ROAD, LONDON, SE22 0QX

5, BELVOIR ROAD, LONDON, SE22 0QY

4 Belvoir Lodge Underhill Road London

6 Belvoir Lodge Underhill Road London

**Re-consultation:**

1 Belvoir Lodge Underhill Road London

7 Belvoir Lodge Underhill Road London

8 Ladyship Terrace Belvoir Road London

6 Ladyship Terrace Belvoir Road London

12 Belvoir Lodge Underhill Road London

10 Belvoir Lodge Underhill Road London

8B Belvoir Road London Southwark

Belvoir Lodge Underhill Road London

8A Belvoir Road London Southwark

8 Belvoir Road London Southwark

7 Ladyship Terrace Belvoir Road London

4 Belvoir Road London Southwark

**APPENDIX 5****Consultation responses received****Internal services**

Community Infrastructure Levy Team

Urban Forester

Design and Conservation Team [Formal]

Transport Policy

Ecology

Highways Development and Management

Highways Development and Management

**Statutory and non-statutory organisations****Neighbour and local groups consulted:**

4 Belvoir Road London SE22 0QY

Flat 5, Belvoir Lodge 59 Underhill Road  
London

Flat 6 Belvoir Lodge 101 Overhill Road  
London

Flat 5 101 Overhill Road London

Flat 6 Belvoir Lodge 59 Underhill Road  
London

Heliosgatan 56 Stockholm 12063

Flat 12 101 Overhill Road London

6 Belvoir Road London SE22 0QY

Flat 2 Belvoir Lodge 59 Underhill Road  
London

5 Belvoir Road London SE22 0QY

Flat 11 Belvoir Lodge 59 Underhill Road  
London

Flat 15 Belvoir Lodge Underhill Road  
London

Flat 8, Belvoir Lodge 59 Underhill Road  
London Flat 1, Belvoir Lodge 59 Underhill  
Road London

Flat 3 Belvoir Lodge 59 Underhill Road  
East Dulwich

4 Belvoir Lodge 59 Underhill Road  
London

LRJ Planning, Pen-y-Rhiw, Redbrook  
Road, Newport, NP20 5AB Pen-y-Rhiw  
Newport

25 Limesdale Road Liverpool L185JF

Flat 9 Belvoir Lodge 59 Underhill Road  
East Dulwich



# Agenda Item 6.2

## Alley's School, Townley Road, London, SE22 8SU

Alley's School

Theatre

Pavilion

Tennis Courts

Playfield Cres

Sto

El Su

Townley Rd

Townley Rd 29.7m

Sports Ground

Dovercourt Rd 33.1m

The Moorings

LB

Beeval Rd

Tennis Courts



50 m

Scale = 1:1323.000

31-Oct-2023

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<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 14 November 2023	<b>Meeting Name:</b> Planning Committee (Smaller Applications)
<b>Report title:</b>	<b>Development Management planning application:</b> Application 23/AP/1792 for: Planning Permission  <b>Address:</b> Alleyns School, Townley Road, London SE22 8SU  <b>Proposal:</b> Retention of an engineering operation for temporary use of amenity grassland as a staff parking area by installation of tarmac drive and unbound gravel over permeable membrane until 31 August 2025.		
<b>Ward(s) or groups affected:</b>	Goose Green		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	30/06/2023	<b>Application Expiry Date</b>	04/12/2023
<b>Earliest Decision Date</b>	24/08/2023		

## RECOMMENDATION

1. That the development which is located on Metropolitan Open Land (MOL) be granted temporary permission subject to conditions.

## EXECUTIVE SUMMARY

2. This is a retrospective planning application to carry out engineering operations: to enable the temporary use of amenity grassland area as a staff parking area by installation of a tarmac drive and unbound gravel over a permeable membrane. It would be retained until 31 August 2025. The use of the site for permanent car parking facilities would be unacceptable due to the impact on MOL. Temporary car parking for a fixed time period is considered acceptable, and justified, to allow works to be completed elsewhere within the school. The applicant would be expected to return the land to its previous use and quality upon the cessation of the temporary use.
3. The retrospective proposal originally sought to provide 29 car parking spaces with a larger area of unbound gravel cover over a permeable membrane. Taking into account the comments from Transport Policy Team regarding the overprovision of car parking spaces, the proposal was revised to include only 15 car parking spaces and the remaining area provided with a wild flower meadow planting along with provision for temporary storage bays to the northern part of the site.
4. Public comments have been raised citing the impact of the proposal on MOL

land, local ecology, noise and increasing air pollution.

5. Under the revised layout, only a small area of MOL remains covered with a tarmac drive and unbound gravel over a permeable membrane. Thus, considering the requirement of temporary parking space to compensate for loss of permanent parking spaces due to construction of Wellness center (approved planning application 22/AP/0184) and the damage that has already been caused from engineering operations on land, the continued use of land as a parking space for a temporary period is expected to cause only minimal further impact on the setting and quality of the MOL, and would not affect its openness.
6. A remediation strategy for the site is subject to recommended conditions to ensure that land contamination to the future users of the land and neighboring land are minimized, together with those to controlled waters, property and ecological systems.

## BACKGROUND INFORMATION

### Site Location and Description

7. The works that are the subject of this planning application are located adjoining the boundary of the School on Townley Road. They are located neighbouring to two of the School's sports courts.



**Figure 1:** Site location plan (outlined in red)





**Figure 2:** Ariel view of site

8. The subject site is roughly triangular in shape with access from Townley Road. This access has long been used for maintenance purposes of the playing fields. The said access forms part of the proposed site. The proposed engineering operations have already been implemented at site.
9. The MOL land currently provides parking for 29 vehicles, but was implemented with the intention of providing parking for 33 vehicles. The application site has historically been used to park school vehicles on an informal basis, and has only recently been used for staff parking.



**Figure:3** Layout plan before the engineering works were undertaken

indicating 33 parking spaces

10. An application for the use of the land as a temporary car park during construction of the Junior School extension was submitted in April 2021 (21/AP/1435). The application was withdrawn after the case Officer advised that no planning permission was required. The Officer's decision was based on the fact that no hardstanding area has been proposed or installed, and no physical measures were put in place besides painted lines on grass. The Officer's comment clearly communicated the reason that no planning permission was required.
11. A similar comment from an LBS Officer regarding the need for planning permission was made on planning application 22/AP/0184, which sought permission for the use of the temporary car park for five years due to a loss of permanent parking spaces after the installation of a Wellness Centre. The parking area was removed from the application's site area, as the Officer determined and communicated that no planning permission was required for this aspect of the proposal, again based on the fact that no hardstanding area or physical measures were put in place.
12. Subsequently, the applicant undertook a series of works on the land used as car park. The works included removing the grass and installing a membrane with a layer of gravel on top. The access path was also tarmacked over and a border (kerb) to distinguish the tarmac from the gravel was installed. The current application (23/AP/1792) was submitted retrospectively after enforcement officers determined that these works constituted an engineering operation for which planning permission was required.



**Figure 5:** Parking area





**Figure 6:** View of site from access gate



**Figure 7:** View of site entry



**Figure 8:** View of site from Townley Road

13. The application site is bounded by:
  - To the north: Alleyns School playing fields
  - To the east and west: Alleyns school playing courts
  - To the south: Townley Road and across the street are semi-detached houses 19-24 Townley Road
  
14. The application site borders Dulwich Village conservation area, and there are no listed buildings in close proximity to the application site. The western part of the site is a TPO zone with a number of TPO trees. It is subject to the following policy designations and spatial constraints:
  - Critical Drainage Area
  - Air Quality Management Area
  - Hot food takeaway exclusion zone
  - Site of Importance of Nature
  - Metropolitan Open Land

### **Details of proposal**

15. Retrospective planning permission is sought to carry out engineering operation for temporary use of amenity grassland as a staff parking area by installation of tarmac drive and unbound gravel over permeable membrane until 31 August 2025.
  
16. The initial proposal description sought permission for a period of 3 academic years (until summer 2026) for the works that have already been undertaken on site and are as follows:



- Removal of a previous rubber membrane placed on parts of the land and removal of poor quality hard surfacing on the entrance drive
- Laying of a permeable membrane on the existing ground surface
- Laying of gravel over this membrane
- Tarmacadam surfacing of the existing access track, approximately 50m x 3.5m with kerbs to each side. This replaced and improved a previous hard surfaced track.



**Figure:4**

Existing condition after the engineering works have been undertaken indicating parking spaces for 28 cars.

17. Following comments from transport policy officer and receipt of public comments, a revised layout plan has been provided, which reduces the area of gravel, reduces the number of parking spaces to 15 and moves them further away from the boundary of the site on Townley Road. A low wooden 'knee rail' will be installed to prevent parking elsewhere on the land and the remainder of the land shall be reinstated to a grass and wildflower meadow. The time period of permission have also been reduced to 2 academic years.
18. The area of MOL that has been affected due to engineering works – 1547.00m<sup>2</sup>

The area of MOL that will remain affected under the revised scheme – 1050.00 m<sup>2</sup>

19. The proposal also includes 5 temporary storage bays to the northern part of the property used for storing materials required for maintenance of sports fields and retention of existing sheds.
20. The fence line has been revised to achieve visibility splays and the existing shall be replaced with a sliding gate arrangement.



**Figure 8:** Proposed layout plan indicating parking for 15 cars and wild flower meadow planted outside of gravel boundary.

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

21. Site notices were displayed outside the site along Townley Road on 06.07.2023. A total of six notification letters were sent to residential properties along Townley Road opposite to the proposal site.
22. A total of two objections, one support comment and one neutral comment was received for the initial proposal. For the revised proposal, four objections have been received.
23. The material considerations raised by the members of the public in the objections letters are summarised as below:
  - Proposal will promote usage of cars
  - Increase in pollution and carbon emissions

- Increase in traffic
- Increase noise
- Inaccuracies in the information provided, supporting the application
- Impacts on MOL land
- Visual impact on streetscene
- Impact on nearby trees
- Light pollution due to night usage of the site
- Contrary to Southwark's transport policy
- Impact on designated Safe Route to school
- Failure to control access and abuse by non-authorized users
- Impact on LTN.

Officer response: these matters will be addressed in the 'assessment' section of the report.

### **Planning history of the site, and adjoining or nearby sites**

24. See Appendix 2 for the full planning history relevant to the site. Of particular reference to this application are the previous permissions as follows:

21/AP/1435 - Temporary parking of staff cars in school grounds from existing access off Townley Road during construction of Junior School extension (until 31st March 2022)

The application was withdrawn on 27 July 2021 at the request of the applicant, following the case officer determining the proposal did not constitute development for the following reasons:

- No hardstanding has been proposed, or been installed. Based on the Officer's site visit carried out on the 5 May, no physical measures have been put in place beyond a few lines of paint indicating parking spaces. The existing vehicular access date pre-dates in the current application and has been in place for over 10 years based on Google Street view photography from 2008.
- The use of the site as teacher and student parking is small in scale, and ancillary to the main use of the school grounds as an educational facility and does not constitute a change of use, thus planning permission is not required and cannot be granted or refused.
- Officers had initially requested an application be submitted following the pre-application enquiry in order to fully assess the scheme. Now that more complete details have been submitted, and a site visit has been conducted, Officers are of the view no development has been proposed in line with the comments above, and that an application is not required.

22/AP/0184\_- Construction of a single storey Wellbeing Centre. Planning permission was granted on 19.05.2022

21/EN/0104 - Use of land opposite 19-24 Townley Road as car park during construction works. The enforcement case is open.

15/AP/0926 – Planning permission granted for demolition of existing Lower School building and construction of new lower School building and associated landscaping works.

19/AP/5616 – Planning permission granted for refurbishment and erection of a single storey extension of the existing junior School building.

20/AP/0720- Planning permission granted for the installation of a temporary three storey Portakabin building to be used class rooms, office accommodation and toilet facilities. To be in place between 5 April 2021 and 3 October 2021.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

25. The main issues to be considered in respect of this application are:
- Principle of development in terms of land use, specifically the designation of the development site as Metropolitan Open Land
  - Impact on the amenity of neighbouring occupiers
  - Good design and heritage
  - Transport
  - Flood Risk
  - Ecology
  - Trees
  - Fire safety regulations
  - Energy
  - Mayoral and borough community infrastructure levy (CIL)
  - Any other planning material considerations
  - Carbon concurrent
  - Community impact and equalities assessment
  - Human rights implications, and;
  - Positive and proactive statement.
26. These matters are discussed in detail in the ‘Assessment’ section of this report.

### **Legal context**

27. 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 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.

28. 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**

### **National Planning Policy Framework (NPPF)**

29. The revised National Planning Policy Framework ('NPPF') was published in September 2023 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.
30. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
31.
  - Chapter 8 Promoting Healthy and Safe Communities - note paragraph 103 states that policies for managing development within a Local Green Space (such as MOL) should be consistent with those for Green Belts
  - Chapter 9 Promoting Sustainable Transport
  - Chapter 11 Making Effective Use of Land
  - Chapter 12 Achieving well-designed places
  - Chapter 13 Protecting Green Belt Land
  - Chapter 14 Meeting the challenge of climate change, flooding and coastal change
  - Chapter 15 Conservation and Enhancement of the Natural Environment
  - Chapter 16 Conserving and Enhancing the Historic Environment.

### **The London Plan 2021**

32. 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:
- D4 - Delivering good design
  - D12 - Fire safety
  - G1 - Green Infrastructure
  - G3 - Metropolitan Open Land
  - G6 - Biodiversity and access to nature
  - G7 - Trees and Woodland
  - HC1 – Heritage Conservation and Growth
  - S1 12 - Flood risk management

### **Southwark Plan 2022**

33. 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:

- P13 – Design of places
- P14 - Design quality
- P18 - Efficient use of land
- P20 – Conservation Areas
- P21 – Conservation of the historic environment and natural heritage
- P56 - Protection of amenity
- P47 – Community Uses
- P57 - Open Space
- P60 - Biodiversity
- P61 - Trees

## **ASSESSMENT**

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

#### P57 Open Space

34. MOL is given the highest protection from inappropriate development in the NPPF, the London Plan 2021 and the Southwark Plan 2022. The NPPF makes it clear that MOL should be treated in the same way as designated Green Belt Land.

The London Plan states that Metropolitan Open Land is strategic open land within the urban area. MOL plays an important role in London's green infrastructure – the network of green spaces, features and places around and within urban areas.

35. Policy P57 of Southwark Plan 2022 states that development may be permitted on Metropolitan Open Land in exceptional circumstances when:
- i. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
  - ii. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
  - iii. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

#### *Retrospective Change of use*

36. The use of the site as car parking on a permanent basis would fail to meet any of the tests set out above. Thus the use of the site for permanent car parking facilities would be unacceptable based on the impact on MOL. Temporary car parking would be more acceptable, and justifiable on a limited basis to allow works to be completed elsewhere within the school and applicant would be expected to return the land to its previous use and quality upon the cessation of the temporary use.
37. Here, for the site under discussion, it is acknowledged that engineering operations have been carried out on MOL land affecting its character by converting the area into a permanent car parking fixture. Thus it is a development requiring planning permission.
38. Temporary use of the site for parking purposes is supported in principle under a very special circumstances justification. Public consultations responses have raised concerns over the impact of works already carried out on the quality of MOL. However, the temporary car parking for a period of 2 years is considered on balance acceptable to give time to replan for the loss of 15 car parking spaces due to construction of New Wellness center under application 22/AP/0184. The reduction in permanent car parking spaces from construction of Wellness Centre is an approach that is welcome by the council and the time required for modal shift to take place is recognized. This establishes the need for 15 parking spaces for a period until Summer 2025.
39. The continued use of the already damaged land as a parking space for a temporary period of 2 years is expected to cause only minimal further impact on the setting and quality of the MOL, and would not affect its openness. The revised scheme has brought about a considerable reduction in land area allocated for parking purpose and the proposal to plant wild flower meadow in the remaining area is expected to reduce the impacts on MOL land. Conditions requiring a remediation strategy and tree planting are recommended to ensure that the land shall be returned to its previous use and quality upon the cessation of the temporary use.

### **Impact on the amenity of neighbouring occupiers**

40. The proposal would be small in scale, and no permanent fixture is proposed. Further to this, the site is at a reasonable distance from nearby occupiers across Townley Road. The proposal is therefore considered to pose only a minimal risk to neighboring amenity. However, concerns regarding noise and light pollution from the car parking area have been raised by the neighbors, especially during night hours disrupting the sleep and wellbeing.
41. Responding to the above, the agent has confirmed that the School site remains closed at 22:00 each evening, with the majority of staff leaving before 19:00 (as the majority of staff with allocated spaces are teachers). On occasions where school performances might happen that there may be later access. If there are disturbances beyond this, it would very much be the exception, not the norm.
42. It is acknowledged that there have been attempts to ensure that the impact

was minimized through hedge planting and willow screening along the boundary. Also, the revised proposal reduces the number of cars in this space to 15, reduces the time period of permission to two years and sets them further back from the boundary, which is expected to mitigate any disturbance further.

## **Good design and heritage**

### *Impact on the character of the open space and setting of the conservation area*

43. Complaints have been raised that temporary car park, the tarmac road and the rubbish dumping ground next to the carpark are a visual eyesore to neighbours and visitors to the local area. It is recognized that gravel is not as visually appealing as grass and the engineering works have impacted the quality of MOL land, depriving it of the green cover.
44. The applicant justifies the work undertaken by stating that, given the nature of the drainage of the site and state of the ground, the installation of tarmac drive and unbound gravel over permeable membrane were considered the safest temporary measure. The membrane beneath could be removed easily, and the grass underneath could be reseeded with ease.
45. The area of MOL that has been affected due to engineering works – 1547.00m<sup>2</sup> and the area of MOL that will remain affected under the revised scheme – 1050.00 m<sup>2</sup> with the rest rewilded. This is expected to bring about considerable reduction in detrimental impact caused on the character of MOL. Also, the condition on remediation strategy upon completion of 2 year temporary permission period shall ensure that the MOL will be returned in its original state. The agent has also confirmed that the applicant's intention for the site as a whole is to increase biodiversity and planting and area to be rewilded for educational and biodiverse purposes, rather than a 'cricket oval.'
46. Regarding the 5 storage bays proposed to the northern part of site, the agent has confirmed that the school has had storage bays in this location for a long time. They include storage for top sand (which is delivered in bulk and would otherwise be an unsightly mound on site). Storing these materials in bays shall ensure that the landscape and MOL remains unaffected of the blight of these material heaps. It is recognized that Sports Fields need maintaining, which will require piles of soil, sand and machinery.
47. The proposed changes to fence line and the new gate raise no concerns.

## **Trees**

48. The urban forest officer has reviewed the Arboricultural Impact Assessment and the existing conditions of the site and has noted that the area to the east is subject to a TPO zone, for which one tree has already shown a demise, potentially given the current use, through compaction.
49. Considering the fact that the installation of tarmac and unbound gravel is directly related the permissibility of this amount of parking, the officer



preferred to see a much reduced scheme which is located either elsewhere on site OR is restricted to a smaller area and so much smaller car parking provision.

50. The objections raise concerns over loss of trees, shrubs and hedges in the space and the impacts on the local environment, in terms of much needed vegetation, also negative impacts on the birds, animals and insects that relied on that vegetation for their survival.
51. Responding to the revised scheme, which is reduced in area, the Urban Forest officer supports the proposal and has recommended inclusion of a remediation strategy and verification report (if required) which should be submitted to the Local Planning Authority, within 28 days prior to completion of use, or 1st August 2025, whichever is soonest, for approval in writing. This should include details of all tree planting to include 3 x Ulmus 'New Horizon' with a stem girth totalling 54cm within the application site plus ground and shrub layer planting, re-turfing and any soil amelioration, including decompaction, where needed.
52. As stated before, the applicant's intention for the site as a whole is to increase biodiversity and planting and area to be rewilded for educational and biodiverse purposes. The remediation condition shall be implemented at the end of 2 year temporary permission period and the current scheme includes a proposal for the remaining land outside of 15 parking spaces to be reinstated to grass and wildflower meadow. Taking all these measures into account, it is expected that the loss/damage to trees and vegetation shall be remedied.

### **Transport policy**

53. The objections received for the application raises concerns about increasing traffic and resulting air pollution and carbon emissions; and the impact on a Safe Route to School and the impact on LTN have also been pointed out. These matters have been taken into account in the assessment of proposal by the Transport policy officer.
54. The officer's initial concerns regarding the excess parking provided, threat to pedestrian safety due to lack of visibility splays, lack of convincing evidence that the school is working towards a more sustainable modal share and the goals set, and the discrepancies in the technical note have been detailed in the Transport policy officer's comments section of the report.
55. The officer had advised that the applicant may continue to use only 15 car parking spaces (to replace spaces lost with the Wellness Centre) for the 2023/24 and 2024/25 school years. Any open areas within the car park that could provide additional parking spaces must be blocked off. Pedestrian sightlines of 1.5m x 1.5m + no object, planting, tree or wall higher than 0.6m on either side of the vehicle crossover must also be provided and clearly indicated on plans.
56. These comments were given due consideration and a revised scheme was submitted seeking parking permission for 15 cars. Low-level railings and a

wildflower meadow shall be installed prevent parking outside the 15 spaces, which measure 2.4m x 4.8m each. Drawings indicating changes to the access gate to achieve 1.5m x 1.5m x 0.6m pedestrian visibility splays have been submitted and a condition shall be attached to ensure that it shall be installed in place.

57. The agent has confirmed that this access has long been used for maintenance purposes of playing fields. The gate in question is directly opposite the gate to Top Field which is used by grounds machinery (tractors etc) to move between sites to maintain those pitches. Any change to this would disrupt Townley Road residents further, and also require the School to move heavy machinery around site and along Townley Road. Thus, keeping the intended use of gate in future, concerns of the transport policy officer over the continued use of the gate past Summer 2025 for parking purposes shall be regulated through a condition that restricts the use of gate for maintenance purposes of sports courts.
58. The transport policy officer is not convinced by the school's approach to reducing the mode share of private cars, or their commitment to removing the car park even if modal share targets are not met and have sought details of specific actions that will be taken to increase travel by public transport, walking or cycling. The applicant has responded to the request by stating that the school has agreed for removal of the surface by August 2025 and any application to extend this period could be refused by the council. The CPZ will be arriving soon to the area, which will be a major catalyst for modal change. The school is developing an active travel incentives program which is multi-faceted. This includes building more showers and storage on site for staff to use, an e-bikes incentive scheme and transport hub strategy alongside our already existing initiatives. Thus, recognizing the fact that this planning application is for an engineering operation, not the parking *per se*, it is not considered that further details would be required at this stage in the planning process. In the event that the applicant seeks a further period of retention of the car parking spaces, it is open to the council to refuse, and to take enforcement action if necessary, which is considered to be a sufficient level of control.

### **Flood Risk**

59. The site is not located in Flood Zone 2 or 3, also the proposed temporary use is not considered to result in any increase in risks of flooding to the area.

### **Ecology and trees**

60. The ecological assessment submitted along with the application have been reviewed by the Ecology officer and has raised no concerns.

### **Any other matter**

61. Concerns have been raised over errors in the details furnished supporting the planning application. Responding to this, the applicant says the school is not trying to mislead the council, nor is it trying to be disingenuous in its efforts to work with local residents to ensure we remain good neighbours.

62. The main point of concern is the statement that ‘application site has been used for some 20 years for informal car parking of school vehicles’. The officer has checked the planning history of the school and has found evidences that land has been in use for parking purposes on a temporary basis since the construction of Lower School in 2015 under application 15/AP/0926. Other details and clarifications related to the proposal as requested by officers have been furnished by the applicant.

### **Policy D12 (A) of the London Plan (2021) - Fire Safety**

63. 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.
64. 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.
65. The statement confirms that the proposals have brought about very limited physical change, and are proposed within an existing school site in an area previously used for parking. It will make no difference to the existing standards of fire safety that the school already has in place.
66. The school already has appropriate fire measures in place including fire appliances, evacuation assembly points, fire alarm systems and strategy for evacuation at the school and grounds.
67. A reasonable exemption statement is considered acceptable as the application as the proposal creates no additional dwellings or commercial units and does not change external materials and does not change internal or external communal areas that support the evacuation strategy for the property.

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

68. 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.

69. Most new development which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for the levy.
70. The application is for the temporary change of use as such the proposal is not liable for the levy.

### **Summary of consultation responses from external, internal and divisional consultees**

#### Urban Forester initial comments:

71. The area to the east is subject to a TPO zone, for which one tree has already shown a demise, potentially given the current use, through compaction.
72. The installation of tarmac and unbound gravel is directly related the permissibility of this amount of parking. Officers would prefer to see a much reduced scheme which is located either elsewhere on site OR is restricted to a smaller area and so much smaller car parking provision.  
Officer comment: The comments passed to agent.

#### Urban Forester (Tree Officer) comments on revised scheme:

Summary- Supports subject to condition.

### **Remediation Strategy condition**

73. A remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority, within 28 days prior to completion of use, or 1 August 2025, whichever is soonest, for approval in writing. This should include details of all tree planting to include 3 x Ulmus 'New Horizon' with a stem girth totalling 54cm within the application site plus ground and shrub layer planting, re-turfing and any soil amelioration, including decompaction, where needed.
74. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the local planning authority, and a scheme of investigation and risk assessment, and verification report (if required) shall be submitted to the local planning authority for approval in writing.

#### Reason

75. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan (2022). And that the nature of the site which represents an important visual amenity in the area

is preserved, or otherwise enhanced, 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 Soutwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

Officer response: noted

Transport policy initial comments:

Summary: Objects

Outline:

76. Transport Policy does not feel planning permission should be granted for use of the car park until 2026. Please see below for reasons and related policies.
1. The applicant says that the introduction of the Wellness Centre resulted in the loss of 22 spaces (para 2.26). However, 22/AP/0184 states that only 15 spaces would be lost, as 7 of 22 spaces would still be accessible (para 1.5.1). Regardless, the temporary car park provided 33 spaces, more than what would be lost due to the Wellness Centre in either case. The applicant states the introduction of a CPZ and School Street also affected parking availability, however this is not considered a valid reason, as the school would have had adequate time to prepare for these changes. CPZs are a method of reducing car travel in the borough, therefore it is expected that staff would make changes to travel habits before their introduction.
  2. The applicant states that 29 parking spaces are currently available. However, spaces are not marked, and there are significant amounts of open space in the car park for additional vehicles. The applicant has not addressed how they will prevent extra vehicles from parking in this open area, especially during arrival and departure times where the access gate is left open.
  3. The applicant states 33 spaces were provided in the temporary car park out of necessity, and the need for 29 spaces remains. However, the applicant also states that only 20 spaces are regularly occupied. There should be no overprovision of car parking spaces (as per Soutwark Plan Policy P54 which states that parking for educational uses is limited to operational needs).
  4. The existing access to the car park does not accord to Soutwark Plan policy and may pose a threat to pedestrian safety due to the lack of 1.5m x 1.5m x 0.6m sightlines. The applicant has proposed to adjust the fence to provide the required sightlines, however these changes need to be shown on plans and elevations at application stage. Existing vegetation will also need to be trimmed to provide the sightlines.

5. The applicant has not provided convincing evidence that the school is working towards a more sustainable modal share. By removing barriers to private vehicle use, the formalisation of the car park makes the use of cars more desirable and contradicts London Plan Policy T6, Southwark Plan Policy P54, Southwark Air Quality Action Plan Action 7.5 and Southwark Movement Plan Actions 7 and 9.
  6. Transport Policy are not convinced that formalisation of the car park was the only way to address the 'significant health and safety issues' staff experienced due to the state of the land in the temporary car park.
  7. The applicant states that the modal share for cars and car share was 30% in November 2022, and is now less than 27% in June 2023. According to the same document, the modal share that would allow the temporary car park to be removed without adverse effects is 26.4% cars and 5.9% car share (pp 2.34). The applicant should explain why the car park is still needed if modal share goals have already been achieved.
  8. If the above point is based on a calculation error or typo, Transport Policy is not convinced that the applicant has intentions to reduce the number of staff who require parking spaces by 29 in three years. Over a period of 10 years (2012/13 - 2022/23), the school was only able to reduce the number of staff allocated car spaces by 17. Additionally, it appears the school was unable to reduce car use before the East Dulwich CPZ was implemented, despite having a consultation period to prepare. A breakdown of yearly targets and specific new actions that will be used to reduce parking needs by 2026 has not been included.
  9. The applicant has not detailed how the car park will be removed without issues even if modal share targets are not met by 2026.
  10. A survey revealed that the highest proportion of car use came from staff who live closest to the school. This is a direct contradiction of London Plan Policy T6, Southwark Plan Policy P54, Southwark Air Quality Action Plan Action 7.5 and Southwark Movement Plan Actions 7 and 9. The Mayor of London's goals for active travel also place emphasis on reducing short car journeys which could easily be walked, cycled or done on public transport. Further, this demonstrates that the school has not taken suitable action to reduce car use thus far. The technical note submitted with this application stresses that the school is in a highly accessible area, therefore the existing public transport network could easily replace short car journeys.
77. Considering the above points, the applicant must return the car park back to the state it was in before formalization of the car park occurred. To address health and safety concerns related to mud, the applicant may provide a gravel path along the access route only.
  78. The applicant may continue to use only 15 car parking spaces (to replace spaces lost with the Wellness Centre) for the 2023/24 and 2024/25 school years. Any open areas within the car park that could provide additional

parking spaces must be blocked off.

Pedestrian sightlines of 1.5 x 1.5 + no object, planting, tree or wall higher than 0.6m on either side of the vehicle crossover must also be provided and clearly indicated on plans.

79. Transport Policy will need to review plans of the new arrangement prior to approval.
80. Officer response: The comments have been conveyed to agent and advised to revise the scheme in order to address the comments.

Transport policy officer comments on revised scheme:

81. The applicant has submitted an updated proposal, which improves upon the existing situation but does not fully address Transport Policy's concerns. The applicant has proposed the following measures:
1. Reducing the number of car parking spaces from 29 to 15. We consider this acceptable, provided that Urban Forestry does not have objections to this arrangement.
  2. Introducing low-level railings and a wildflower meadow to prevent parking outside the 15 spaces, which measure 2.4m x 4.8m each. We consider this acceptable, provided that Urban Forestry does not have objections to this arrangement.
  3. Changes to the access gate to achieve 1.5m x 1.5m x 0.6m pedestrian visibility splays. This is acceptable in principle, however we will need more details prior to determination. The applicant needs to show that the splays can be accommodated without affecting the existing tree, which appears to be within the 1.5m x 1.5m splay. We will need to approve updated plans and elevations with dimensioned visibility splays and existing trees clearly indicated.
  4. Re-tarmacking the access route. We will object to the applicant re-tarmacking or retaining the existing tarmac surface, as this formalises car parking arrangements. Please refer to Urban Forestry's comments on an acceptable surface for the access route.
  5. Reducing gravel area so it is limited to areas where vehicles are permitted to access. While the reduction of parking spaces is a positive change, we will object to any graveled area as it formalises parking arrangements. We are not convinced that the issues with mud in the parking area constitute a major health and safety concern, but would re-consider this position if the applicant provided suitable evidence. Please refer to Urban Forestry's comments on an acceptable surface for the parking area.

We have also identified the following issues in the updated proposal:

6. We will require details of the temporary storage in the 5 bays to the north west of the site. What will be stored here and for how long? How will the

applicant prevent parking here when bays are not being used as storage?

7. The applicant has confirmed that the gate will remain locked once the car park is taken out of use in Summer 2025, and only used for maintenance access. Any use of this gate past Summer 2025 must be agreed with LBS in advance. This should be conditioned.
8. We are still not convinced by the school's approach to reducing the mode share of private cars, or their commitment to removing the car park even if modal share targets are not met. We understand that an average of two staff leave each year, however it is not guaranteed that these staff are currently occupying a parking spot, as 31% travel by car. If 4 staff leave by Summer 2025, we can assume a maximum of 2 staff would have had parking spots. Given that the school was only able to reduce parking by 17 spaces from 2012/13 - 2022/23, we do not feel that circulating travel information will be sufficient to reduce the number of staff who drive by a further 13 in 2 years. Therefore, to ensure the school does not apply for extended use of the car park past Summer 2025, we would like to see details of specific actions that will be taken to increase travel by public transport, walking or cycling. This may include: subsidised season ticket arrangements, rewards for staff who travel actively/sustainably, or a more attractive/enhanced cycle loan scheme.
82. Officer response: Drawings indicating changes to the access gate to achieve 1.5m x 1.5m x 0.6m pedestrian visibility splays have been submitted by the agent and clarifications on other concerns raised have been provided.
83. Urban Forest officer has not raised concerns regarding the existing ground cover and introducing low-level railings and a wildflower meadow to prevent parking outside the 15 spaces. But remediation strategy condition has been recommended by the Urban Forest officer which is detailed in the comments from the officer.
84. A condition restricting the use of access gate for maintenance purposes only past Summer 2025 shall be attached to the decision notice in order to ensure that the MOL land shall not be used for parking purposes.
85. Details of specific actions that will be taken to increase travel by public transport, walking or cycling have not been provided. It is not considered necessary for this application seeking a temporary permission.
86. Ecology officer:
  - The ecological survey is fine. No further surveys are required. No other ecological concerns or comments.

Officer response: noted.

### **Community impact and equalities assessment**

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



88. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
89. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
- Remove or minimize 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, and;
  - 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.
90. 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.
91. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

## **Carbon concurrent**

### Achieving net carbon zero development in Southwark

92. All development is required to take measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.
93. The measures identified for this minor development are summarised in the table below:

<b>Net carbon zero: summary table</b>	
Be Lean measures (energy efficient design and construction)	Not applicable due to the minor scale and change of use.

Be Clean measures (low carbon energy supply)	
Be Green measures (on site renewable energy generation and storage)	
Any other comments	

94. Meeting Southwark's Climate Change Strategy and Action Plan

95. 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.

96. 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:

- Greener Buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial offices and private property development. They cover scope one and two emissions.
- Active and Sustainable Travel: these actions relate to surface transport across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.
- A Thriving Natural Environment: these actions relate to the maintenance and security of the borough's natural environment e.g., increasing tree canopy coverage.
- A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
- Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV.

97. The following action points have identified as relevant to this planning application:

Priority Area:	<b>Active and Sustainable Travel</b>
Theme	Make cycling and walking easier
Officer commentary	The proposal supports reduction of permanent parking spaces in the school by allowing time for modal shift

**Positive and proactive statement**

98. The council has published its Plan 2022 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.
99. 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.

### Conclusion

100. The proposal demonstrates conformity with the principles of sustainable development. The retrospective proposal to carry out engineering operation for temporary use of amenity grassland for two years' time period as a staff parking area is not expected to result in further detrimental impacts on the quality and openness of MOL. Additionally, it would respect the amenity of neighboring properties and does not involve additional detrimental changes in the external appearance. Accordingly, it is recommended that planning permission be granted subject to conditions.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2300-A Application file: 23/AP/1792 Southwark Local Development Framework and Development Plan Documents	Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Recommendation
Appendix 2	Consultation undertaken
Appendix 3	Consultation responses received
Appendix 4	Planning Policies
Appendix 5	Relevant planning history

**AUDIT TRAIL**

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Anna Poulouse Planning Apprentice	
<b>Version</b>	Final	
<b>Dated</b>	30 October 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 of Finance	No	No
Strategic Director of Environment Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
<b>Date final report sent to Constitutional Team</b>		30 October 2023

**APPENDIX 1****Recommendation**

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Mr Guy Collins-Down Alley's School	<b>Reg. Number</b>	23/AP/1792
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<b>Application Type</b>	Minor application
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<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	2300-A
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**Draft of Decision Notice****Planning permission is GRANTED for the following development:**

Retention of an engineering operation for temporary use of amenity grassland as a staff parking area by installation of tarmac drive and unbound gravel over permeable membrane; retained until 31th August 2025.

Alley's School Townley Road London Southwark, SE22 8SU

**In accordance with application received on 29 June 2023 and Applicant's Drawing Nos.:**

BLOCK LOCATION PLAN E000 received 29/06/2023

Existing Plans

Proposed Plans

Other Documents

CAR PARKING LOCATIONS PLAN E004 received 29/06/2023

PROPOSED PARKING PLAN E003 REV B received 27/10/2023

INDICATIVE CAR PARK LAYOUT 23-143-T-001 REV F received 27/10/2023

### **Time limit for implementing this permission and the approved plans**

2. The proposed development hereby approved shall be retained for a period of time until 31st August 2025. On or before this date, the uses shall cease and the site shall be reverted back to its former use.

Notwithstanding the educational use of the wider planning unit the ancillary use of land on the approved plan (23-143-T-001 rev F) as staff parking shall cease permanently from 31/8/25.

Reason:

The use of the site for parking is inappropriate development on Metropolitan Open Land, in accordance with Policy P57 Open Space of Southwark Plan 2022, Policy G3 Metropolitan Open Land of London Plan 2021, and Chapter 8 Promoting Healthy and Safe Communities of NPPF 2021.

### **Permission is subject to the following Compliance Condition(s)**

- 3 The pedestrian 1.5M X 1.5M visibility splays at the vehicular entrances for the development shall be maintained as approved, clear of obstructions and any landscaping or vegetation within the visibility splays shall be maintained so that it does not exceed 0.6m in height.

Reason: In the interests of pedestrian, cyclist and highway safety in accordance with the National Planning Policy Framework (2023) and Policies P50 (Highway impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan (2022).

4. A landscape remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority, within 28 days prior to completion of use, or 1st August 2025, whichever is soonest, for approval in writing. This should include details of all tree planting to include 3 x Ulmus 'New Horizon' with a stem girth totalling 54cm within the application site plus ground and shrub layer planting, re-turfing and any soil amelioration, including decompaction, where needed.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

## Reason

To ensure that the site is restored and risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan (2022). And that the nature of the site which represents an important visual amenity in the area is preserved, or otherwise enhanced, 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.

5. The access gate to the land shall be used only for maintenance purposes of the sports fields after 31st August 2025.

## Reason:

In order to ensure that the site is not put to uses inappropriate to the MOL designation, in accordance with Policy P57 Open Space of Southwark Plan 2022, Policy G3 Metropolitan Open Land of London Plan 2021, and Chapter 8 Promoting Healthy and Safe Communities of NPPF 2021.

**Informatives**

## Consultation undertaken

**Site notice date:** 06/07/2023

**Press notice date:** n/a.

**Case officer site visit date:** 06/07/2023

**Neighbour consultation letters sent:** 27/09/2023

### **Internal services consulted**

Transport Policy

Urban Forester

Ecology

### **Statutory and non-statutory organisations**

#### **Neighbour and local groups consulted:**

19 Townley road London

21 Townley road London

22 Townley road London

9 Beauval road London

#### **Re-consultation:**

19 Townley road London

21 Townley road London

22 Townley road London

9 Beauval road London



**APPENDIX 3****Consultation responses received****Internal services**

Transport Policy

Urban Forester

Urban Forester

Ecology

Transport Policy

**Statutory and non-statutory organisations****Neighbour and local groups consulted:**

19 TOWNLEY ROAD LONDON SE22 8SR

21 Townley Road London SE22 8SR

22 Townley Road London Southwark

9 Beauval road London SE22 8UG

21 Townley Road Townley Road London

19 Townley Road London SE22 8SR

## Relevant Planning Policy

### National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published in September 2023 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.

The relevant chapters from the Framework are:

- 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 13 Protecting Green Belt Land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conservation and Enhancement of 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 chapters from the Plan are:

- D4 - Delivering good design
- D12 - Fire safety
- G1 - Green Infrastructure
- G3 - Metropolitan Open Land
- G6 - Biodiversity and access to nature
- G7 - Trees and Woodland
- HC1 – Heritage Conservation and Growth
- S1 12 - Flood risk management

### 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:

- P13 – Design of places
- P14 - Design quality
- P18 - Efficient use of land

- P20 – Conservation Areas
- P21 – Conservation of the historic environment and natural heritage
- P56 - Protection of amenity
- P47 – Community Uses
- P57 - Open Space
- P60 - Biodiversity
- P61 - Trees

## Relevant planning history

19/AP/5616 – Planning permission granted on 15.07.2020

Refurbishment and erection of a single storey extension of the existing Junior School building.

20/AP/0720 – Planning permission granted on 25.09.2020

The installation of a temporary three storey Portakabin building to be used class rooms, office accommodation and toilet facilities. To be in place between April 5th 2021 and October 3rd 2021.

21/AP/1435 Application withdrawn on 29.07.2021

Temporary parking of staff cars in school grounds from existing access off Townley Road during construction of Junior School extension (until 31st March 2022)

22/AP/0184 - Planning permission granted on 19.05.2022

Construction of a single storey Wellbeing Centre.

15/AP/0926- Planning permission granted on 12.05.2015

Demolition of existing Lower School building & Construction of new Lower School building and associated landscaping works

**OPEN**

**MUNICIPAL YEAR 2023-24**

**COMMITTEE: PLANNING COMMITTEE (SMALLER APPLICATIONS)**

**NOTE:** Original held in Constitutional Team; all amendments/queries to Beverley Olamijulo, Constitutional Team, Tel: 020 7525 7234

**OPEN**

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<b>MEMBER OF PARLIAMENT (Electronic)</b>		<b>TOTAL PRINT RUN</b>	11
Helen Hayes MP, House of Commons, London, SW1A 0AA			

List Updated: 03 November 2023